



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

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. ZBA Minutes - 6/8/2026
 - B. 620 N. Highland Avenue - Findings 6/8/2026
 - C. 400 E. Park Street - Findings 6/8/2026
 - D. 221 S. Chestnut Avenue - Findings 6/8/2026
 - E. 719 S. Burton Avenue - Findings 6/8/2026
 - F. 1161 N. Hickory Avenue - Findings 6/8/2026
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 702 S. Chestnut Avenue - ZBA26-00016
 - B. 819 S. Bristol Lane - ZBA26-00017
 - C. 1606 N. Yale Avenue - ZBA26-00018
 - D. 3304 N. Betty Drive - ZBA26-00019
- 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

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

OF APPEALS

RE: 620 NORTH HIGHLAND AVENUE - ZBA #26-011

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 9th day of June, 2026 at the hour of
7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIABELIS
JEFFREY LANAGHAN
JOE FOOTLIK
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II
BASMAH NADEEM, Planner I
NOAH ARCE, Intern

CHAIRPERSON JAFFE: We're going to call the June Zoning Board of Appeals meeting to order.

Can we have a roll call, please?

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. Drake.

COMMISSIONER DRAKE: Here.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Here.

Okay, would you all please join me in reciting the Pledge of Allegiance? Face the flag in the rear of the room.

(Pledge of Allegiance recited.)

CHAIRPERSON JAFFE: Okay, next up, we need to approve the minutes from last month's meeting.

Has everyone had an opportunity to review the minutes? If so, are there any edits or changes needed?

(No response.)

CHAIRPERSON JAFFE: Okay, none.

Is there a motion to approve?

COMMISSIONER DRAKE: Motion to approve.

COMMISSIONER SIAVELIS: I'll second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: Okay, next, we'll go over the hearing procedures. This just helps the audience understand how the meeting will be run.

So, first, quorum. If less than six members are present, there is the option to the petitioner to continue the meeting. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If denied, a petitioner cannot reapply for a whole year. So, as you can see tonight, we have seven. So, you will need four affirmative votes to receive approval on your variance or variances.

Regarding the variation hardship, we're going to need you to explain the four elements necessary to establish order for the Board to be able to grant a variation. Those four elements are:

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

2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of this Chapter; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated. To just reinforce, look, we've had a chance to review all your packets, but the expectation is that when you come up to the podium, you help us understand why you're asking for the variance. Think of this as an exception. So, help us understand the logic and the justification on why you are seeking this exception.

Order of operations. So, from each agenda item, the Chairperson will open the agenda item and provide introductory remarks, which will be followed by a Staff presentation which includes a brief overview of the project and the variance request. The applicant will then present its case in favor of zoning relief by way of documents or testimony. The applicants and any witnesses testifying must be sworn under oath and must state and spell their respective names for the record.

Public comment. Members of the public may speak on the application. Speakers must be sworn under oath and state and spell their name clearly.

Do we have any registered objectors?

MR. OSOBA: We do not.

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

So, if you can review the agenda up there, all I'm asking is if you are a member of the public, if you wish to comment, you can comment on that particular variance. As you can see, there is an agenda item at the very end, Open Public Comment. That is open to whatever matter you want to speak to publicly. If you're going to speak to a variance, my ask is that you are speaking to that specific variance.

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

So, with that, there is no old business, so let's get right to new business. Agenda Item A, 620 North Highland Avenue, ZBA Case #26-011.

MR. BABICZ: Good evening.

CHAIRPERSON JAFFE: Good evening. Have you both signed in?

MR. SCHNEIDER: Yes.

MR. BABICZ: Yes.

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

MR. SCHNEIDER: One at a time?

CHAIRPERSON JAFFE: Yes, please.

MR. SCHNEIDER: All right. Jason Schneider, I'm at 620 North Highland here in Arlington Heights.

MR. BABICZ: I'm Damian Babicz, architect of record, 1302 South 5th Avenue, Des Plaines, Illinois 60018.

(Witnesses sworn.)

CHAIRPERSON JAFFE: Go ahead.

MR. OSOBA: 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 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 to allow a detached garage that is set back 2.76 feet from the rear property line where the required setback is five feet, plus an additional one foot for the eave; and
- A six-foot variation from Chapter 28, Section 6.5-7 to allow a detached garage 726 square feet in area, where the maximum allowed by code is 720 square feet.

MR. BABICZ: Just to clarify, what you see on the top in the rendering, it's very similar to the existing garage. It only has a roofed patio right next to it. So, the first variation that we're seeking is to match the setback of the rear, to match the existing. So, the existing garage is 28 x 21. We're actually reducing the size of the garage to 25 x 20, which is 500 square feet. The roofed area for the patio, the original is 15 x 12, and we are proposing the same width of 12 feet but a little longer by 19 feet to meet with the flagstone that's not damaged.

The reason for the variation not to be five feet off the rear is due to how close the garage is located to the existing wood deck. Between the garage and the deck, there's approximately 18 feet, and the actual driveway is 16 feet. We are pushing the garage to the north as much as we can to three feet setback. We're offsetting the door as you can see on the rendering all the way to the north to allow easier getting in and out of the garage.

The second variation that we're seeking for that six square feet is just to meet with the existing flagstone. The actual roofed area is basically, it's all freestanding structure and four posts. It's not attached to the garage, versus the existing is right now attached. It's in very bad condition, beyond saving it and repairing it. So, that's why we're trying to create a safe space for the homeowner.

The exterior of the garage is going to match the house. The house has been recently renovated with a new siding. So, all the elements are being matched to the house to create a more cohesive lot.

CHAIRPERSON JAFFE: You got this one?

COMMISSIONER LANAGHAN: I do.

A couple of quick questions. How many people live in the

house?

MR. SCHNEIDER: Five.

COMMISSIONER LANAGHAN: How long have you been there?

MR. SCHNEIDER: We've been there since November 2020.

COMMISSIONER LANAGHAN: Okay, so you've been there a little while. You've done a nice job updating the house. If I understood correctly, the garage is actually shrinking in size?

MR. SCHNEIDER: It's getting slightly smaller, correct.

COMMISSIONER LANAGHAN: Is that correct?

MR. SCHNEIDER: Yes.

COMMISSIONER LANAGHAN: Okay, but I did also hear that the roofed portion was going to grow a little bit; is that correct?

MR. SCHNEIDER: Correct.

COMMISSIONER LANAGHAN: Is that roofed portion also in the rear yard setback or is it only the garage that's encroaching?

MR. BABICZ: Only the garage is encroaching.

COMMISSIONER LANAGHAN: All right, thank you. So, you have two variances that's the rear yard setback and then the six-foot variation. Got it, but in essence, you're taking an existing non-conforming use and actually making it slightly better by shrinking the footprint of the garage.

MR. SCHNEIDER: Correct.

COMMISSIONER LANAGHAN: Got it.

MR. SCHNEIDER: We're shrinking it. The condition of the garage is what's driving the replacement, and the location of the garage and where we're shifting it to the north as far as we can and the location of the doors to make it more functional. Right now it's not functional. We get one car in and that's it. We can't get both cars in because the deck is in the way.

COMMISSIONER LANAGHAN: Yes.

COMMISSIONER SIAVELIS: Any feedback from the neighbors?

MR. SCHNEIDER: Everybody has had positive feedback on it, yes.

COMMISSIONER SIAVELIS: No negative feedback has been received?

MR. SCHNEIDER: I have not received any negative feedback.

CHAIRPERSON JAFFE: How many cars do you own?

MR. SCHNEIDER: Two.

COMMISSIONER LANAGHAN: And the existing garage is roughly three foot off the property line?

MR. SCHNEIDER: It's, sorry, it's going right back where it is right now. So, I think you've got the actual notes, yes.

COMMISSIONER LANAGHAN: Yes.

MR. BABICZ: Yes, so on the west --

COMMISSIONER LANAGHAN: Oh, yes, yes.

MR. BABICZ: -- side, it's 2.76; we're matching it. On the north side, right now it's 3.82, we're going to three feet to push the garage door as far --

COMMISSIONER LANAGHAN: So that you can access it a little bit better, yes.

MR. SCHNEIDER: Correct.

COMMISSIONER LANAGHAN: Okay, I have no further questions.

CHAIRPERSON JAFFE: Are there any other questions from the Board?

(No response.)

CHAIRPERSON JAFFE: Okay, you can have a seat. We'll see if anybody wishes to comment publicly.

MR. SCHNEIDER: Thank you.

CHAIRPERSON JAFFE: You're welcome.

Is there anybody present who would like to comment on this request for a variance?

(No response.)

CHAIRPERSON JAFFE: Okay, so with that said, we'll turn it down for Board deliberation. Jeff, do you want to start?

COMMISSIONER LANAGHAN: Yes, this one seems pretty straightforward to me. I mean, as I mentioned, the garage is already an existing non-conforming setup. They're actually shrinking the size of it a little bit. They're pushing a little bit to the north 0.8 feet to allow better access, but I think considering that it's already an existing non-conforming; I don't have an issue with this and I can support it.

COMMISSIONER SIAVELIS: Yes, I concur. Same reasons.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER LANAGHAN: I move to approve as presented.

COMMISSIONER HOGABOOM: I second.

MR. OSOBA: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MR. OSOBA: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. BABICZ: Thank you.

MR. SCHNEIDER: Thank you.

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

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:11 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 400 EAST PARK AVENUE - ZBA #26-012

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 9th day of June, 2026 at the hour of
7:11 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFFREY LANAGHAN
JOE FOOTLIK
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II
BASMAH NADEEM, Planner I
NOAH ARCE, Intern

CHAIRPERSON JAFFE: Let's move on to Agenda Item B, 400 East Park Avenue, ZBA Case #26-012.

So, how do we want to do this?

MR. HAMMAN: We have submitted photos of that.

MR. ECKHARDT: We submitted photos of them.

CHAIRPERSON JAFFE: Okay, so this is for us then.

MR. ECKHARDT: Yes, right.

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

MR. HAMMAN: Mike Hamman, 422 South Vail Avenue, Arlington Heights.

MR. ECKHARDT: I'm Ted Eckhardt. I'm the homeowner and the architect of record.

(Witnesses sworn.)

MR. ECKHARDT: Okay, what I'm going to do quick --

COMMISSIONER PORTERA: We're going to have Staff presentation first, sir.

MR. ECKHARDT: Oh, sorry.

CHAIRPERSON JAFFE: Yes, sir. He'll go first.

Thanks, Frank.

MR. OSOBA: 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 variation:

- A 14.09-foot variation from Chapter 28, Section 6.5-3 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 one foot for the eave.

CHAIRPERSON JAFFE: Go ahead.

MR. ECKHARDT: Okay, what I'd like to do to get the four important questions into the record is quickly answer those questions so we can get that done.

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 the nearby property if granted the variance. The existing home was built around 1946. It's a corner lot, initially, on a 50 x 131 lot. Sometime during the ownership of this property, a full lot was divided between Mr. Kubow's property who is sitting right there and the property that I purchased. So, there's a 25-foot x 150-foot strip that runs along north-south on the east side. It has a single PIN number.

One unique aspect of this L-shaped 25 x 150-foot portion is not apparent from the Park Street, reference the 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 foot-wide door will allow an SUV and a small car to get in, but you can't open the door once you're inside the garage.

As an architect, you would have thought I could have figured that out before I bought the house, but my house, I moved 60 feet from Mayfair to Park. I had a 14-foot door on that house. I figured, okay, this is going to work. Well, the inside of the garage is about 4.5 feet narrower, but it sort of wasn't apparent to me. Well, at any rate, it won't work, so this past winter, my wife got the warm garage and I parked in the snow. So, that's why I'm here.

The width of the garage is too narrow. We just moved into the 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 feet and 12.06 feet from Park Street. The home across the street sits actually on the lot line that's owned by Pete Parry. These homes are sited well and well balanced, and adding a garage will fit in.

The purpose of building this little model is to sort of exhibit that, how it fits in away from Jon's house in the front, and there's good separation here. Actually, Jon's got a basketball hoop right there, so I think it fits in okay. One of the things is that, and I didn't glue the house on because one question will be, well, Ted, how come you didn't just push it back? Well, if I push it back, what happens is it puts a cork in the back of the land, I can't get to it. So, I met with Steve Hautzinger and we went over it. He eventually agreed that, yes, that is probably the best solution at that location, okay?

These homes are well sited and feel balanced. Careful study of the location of the detached garage has determined it is located in the only feasible footprint. This request will not alter the essential character of the locality and will be compatible with the existing use, all R-3 lots that are mostly 50 foot-wide which causes hardships with planning any additions. The new detached garage, where located, is being placed on an existing paved area where we parked a car previously and the owners parked as well. So, it has been used as a parking space for a very long time, therefore, not altering the use of this lot. Please refer to the plat of survey to see that portion.

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. That was one of my main issues of design. I don't like garage doors facing the street, so I turned the garage so it would face the other garage. Then this garage here, this is the garage here, these two windows will be exactly the same size, so this is mimicking that which I think is a very nice element for me.

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

The next question, 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 previous owner of the house moved out seven years ago. The house has been vacant. Although he maintained the exterior of the home, everything inside came apart. No plumbing, no heat, it was a

complete wreck, but that didn't scare me too much. My wife, she got scared but I didn't. She proved out to be mostly right, but we got it done. We moved in in December.

The property has been zoned R-3 for as long as I know.

CHAIRPERSON JAFFE: This is past December? 2025?

MR. ECKHARDT: Yes, I just moved in.

CHAIRPERSON JAFFE: Okay.

MR. ECKHARDT: You know, I was remodeling the interior all this time. We're just finishing the landscaping now.

The Takkit-built home did not provide an adequate sized garage from the start. My wife Melinda and I have been parking two cars in the garage on Mayfair for 40 years. As expected, her car goes in and mine goes out.

The last point, or two more points. I hereby state that the proposed variation is in harmony with the spirit and the intent of Chapter 28. This request is a valid candidate for the variation as it fits into an existing setback along Park Street and will provide safe parking for a second car and storage of stools, bikes and more. My wife and I are seniors and we need a little more room to park cars.

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

That concludes my presentation.

Do you have any questions?

COMMISSIONER PORTERA: Is it just you and your wife in the home?

MR. ECKHARDT: Yes.

COMMISSIONER PORTERA: And you have two cars?

MR. ECKHARDT: Yes.

COMMISSIONER PORTERA: Okay, and you plan on using both garages? One car per garage?

MR. ECKHARDT: I'm going to park in the one out and she's going to park in the attached garage.

COMMISSIONER PORTERA: Okay.

COMMISSIONER HOGABOOM: Your neighbors are, you've talked to the neighbors?

MR. ECKHARDT: Yes. The three neighbors, actually Jon might want to, since he came here, maybe he'll say something. But Peter Parry signed a letter; he's right across the street. Then the Muellers are my neighbors behind me, I went over everything with them, they had no problem with it.

COMMISSIONER SIAVELIS: So, as thorough as Ted's, the Petitioner's presentation is, and it is quite thorough, you didn't touch on a point that I think works in your favor. Street side, southern edge of the proposed garage, you have a lot of foliage, mature plants and bushes and shrubs.

MR. ECKHARDT: Yes.

COMMISSIONER SIAVELIS: That garage, that new garage is going to go up and it's going to be obstructed.

MR. ECKHARDT: That foliage that's blocking my view down Park, it's going bye-bye.

COMMISSIONER SIAVELIS: This, the one that's --

MR. ECKHARDT: Yes, I had to put the landscaping in on the east side because I'm waiting to see if this gets approved. John Fitzgerald did the plan for me and I have, I got to get it done so I can see. But my intention is I'm going to pull in and then back into the garage so when I come out I can see cars coming from the east, and they're coming pretty good.

COMMISSIONER SIAVELIS: But that foliage doesn't go all the way to the curb, does it? There's so many.

MR. ECKHARDT: Well, I have to meet with Jon to see what he wants to do. Some of it is on his property, but it's overgrown.

COMMISSIONER SIAVELIS: Yes, it's overgrown. I guess my point is like when I walked it this past weekend and I stopped to say hello to you, you can't really see that spot too well --

MR. ECKHARDT: No.

COMMISSIONER SIAVELIS: -- from the street. So, it's not like you're going to put an eyesore there --

MR. ECKHARDT: No.

COMMISSIONER SIAVELIS: -- and if your neighbors directly to your east are in support of this, they're the ones who would be most affected if at all.

MR. ECKHARDT: Right. Correct. There's a large arborvitae there, Peter, and they're going to stay, and whatever Jon wants.

COMMISSIONER SIAVELIS: Yes, so that was my point. That's it.

MR. ECKHARDT: Thank you.

COMMISSIONER SIAVELIS: It's not like you're going to have a large white elephant sticking out on the side of the lot.

MR. ECKHARDT: No, no. Same color scheme, greys, black door, black windows, the same as the house. So, it will all be happily --

COMMISSIONER SIAVELIS: Integrated.

MR. ECKHARDT: Integrated.

COMMISSIONER SIAVELIS: Okay.

COMMISSIONER LANAGHAN: And just for my clarification, Park Street is actually your side yard even though everything seems to face --

MR. ECKHARDT: Correct, the front yard is over on Belmont.

COMMISSIONER LANAGHAN: So, your house is also 12-foot off the setback.

MR. ECKHARDT: Correct.

COMMISSIONER LANAGHAN: So, it's a non-conforming --

MR. ECKHARDT: I'm matching that wall exactly --

COMMISSIONER LANAGHAN: Right.

MR. ECKHARDT: -- and that was the intent.

COMMISSIONER LANAGHAN: That was, which was kind of my

point. You have a non-conforming location to your house.

MR. ECKHARDT: Correct.

COMMISSIONER LANAGHAN: You're matching it to visually be more appealing which, you know, I understand that.

CHAIRPERSON JAFFE: Okay, any other questions?

(No response.)

CHAIRPERSON JAFFE: Okay, you may have a seat.

Is there anybody present who wishes to comment on this variance? We just need his name, no address?

MR. OSOBA: Yes.

CHAIRPERSON JAFFE: Okay, can you say your name for the record?

MR. KUBOW: Jonathan Kubow, 416 East Park. So, I'm the neighbor at hand. I live directly adjacent east to the Eckhardts.

MR. ECKHARDT: That's Jon's house on the --

MR. KUBOW: That's my house. I've been a resident of Arlington Heights for 14 years now and I've been on the Design Commission for about 12 years. So, I think I'm uniquely backed to be able to speak on this matter this evening, but I'm obviously very supportive.

As you mentioned, we're the most impacted by the Petitioner this evening and I can't wait to see this go up. I think what they've already done with the existing house has been miraculous, the renovation. I think this is going to be a great addition. It provides a little bit more buffer between us, and as he mentioned before, we already have arbors, we have a ton of foliage, so most people wouldn't even notice this. Well, we will and we're very supportive of it. Thank you.

CHAIRPERSON JAFFE: Thank you.

Do you wish to rebut?

MR. ECKHARDT: No, I wish to thank Jon for showing up here.

CHAIRPERSON JAFFE: All right, anybody else present who wishes to speak on this variance?

(No response.)

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

Frank, do you want to start us off?

COMMISSIONER PORTERA: Yes. Yes, this is a pretty interesting case with the two parcels on the lot and the shape, the already non-conforming existing use of the home. The hardship has been demonstrated by the Petitioner. We have three neighbor letters here, one of which came in and spoke to us today, so we appreciate that.

This isn't a variance for the size of the garage or, you know, a variance for the overage of the accessory structure. It's just kind of matching the already non-conforming use, and I would be in favor of this petition for the presentation that Mr. Eckhardt presented to us here.

COMMISSIONER SIAVELIS: Yes, so I'll just, I agree with you. As somebody who's walked by this house probably 300 times a year for the last 20 years, I think what the Eckhardts have done is much needed and I understand

exactly what they're talking about as far as being able to open the garage, or the car doors in the garage. I didn't get it at first when I first saw the papers, and then I went there and had a little site inspection, went in the garage and I could see exactly what Mr. Eckhardt was referring to.

So, the demand or the need is certainly justifiable and legitimate, and he's fortunate that he has that parcel to the side and he's got a neighbor who's willing to not raise an objection for him because this is different but it's certainly within the realm of a variance in the elements. So, I'm supportive of it as well.

COMMISSIONER DRAKE: I think he's made a great case; I'm in favor of it. I wish everyone came in with a board like that. It would make it a lot easier. Good job, great job.

COMMISSIONER SIAVELIS: He's got a lot of time on his hands.

COMMISSIONER LANAGHAN: That took a couple of minutes, I'm sure.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER PORTERA: I move to approve as presented.

COMMISSIONER SIAVELIS: I'll second.

MR. OSOBA: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MR. OSOBA: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. ECKHARDT: Thank you, guys. Have a good evening.

CHAIRPERSON JAFFE: You're welcome.

COMMISSIONER LANAGHAN: Congrats.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:27 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 221 SOUTH CHESTNUT AVENUE - ZBA #26-013

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 9th day of June, 2026 at the hour of
7:27 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFFREY LANAGHAN
JOE FOOTLIK
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II
BASMAH NADEEM, Planner I
NOAH ARCE, Intern

CHAIRPERSON JAFFE: Agenda Item C, 221 South Chestnut Avenue, ZBA #26-013.

COMMISSIONER SIAVELIS: You're dressed up today.

MR. PURDOM: Yes. I'm Kevin Purdom with JRC Design Build.

CHAIRPERSON JAFFE: Address?

MR. PURDOM: Address, 1275 East Davis Street, Arlington Heights.
(Witness sworn.)

CHAIRPERSON JAFFE: Staff report.

MS. NADEEM: 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 variation:

- 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.

MR. PURDOM: All right, so I am here representing my client, Jim Busby and his wife. They bought the house in 2008 and it's just those two people living in the house. They've heard nothing but positive feedback. They haven't heard any negative feedback.

They are adding a second-story addition with whole new bedrooms, remodeling the first floor, and adding a covered front porch to the house. The permit has actually been approved with a three-foot front porch that goes across the front of the house. They did that in order to get the full access and just have some chairs out there to sit. But we all went back to the drawing board and decided after it was all approved that we wanted to extend that two feet past the front of the house which is where we're asking to encroach in the front yard setback.

So, we're actually allowed to do a five by 10 porch into the setback, but because the left side of the house is 19.5 feet, we're asking for this variance to go that extra to carry all the way across. Like I said, it's already been approved, design review and the permit, we're just asking to extend that out and extend the roof line out. If we were to do it with the allowed 10 by five, it would impact that roof line, and it actually looks a lot better when it goes all the way across instead of stops 10 feet and then goes back for the last nine feet. We're not asking any more than just a basic five-foot patio for chairs, to walk to and sit on the front covered patio.

It's in harmony with the spirit of the Chapter because it doesn't impact the rest of the neighborhood. Some other houses are in front; some are behind, it's just the average is what gives us that setback. If the front door was on the garage, we could actually go further in front, but because the front door is actually set back, it doesn't encroach too much into that setback. Like we said, we've had no negative feedback from neighbors, and the Engineering Department and Building Department are in support of it as well.

COMMISSIONER DRAKE: Kevin, I have a question.

MR. PURDOM: Sure.

COMMISSIONER DRAKE: The Planning Department knew about the depth to be four feet 10 inches. Your petition says five feet. It's a two-inch difference, but is that a typo or why are they different?

MR. PURDOM: I believe it's five-foot. I think the existing is two-foot-10, so it might have been a typo somewhere in there, but I believe it's five feet to make it a solid number.

COMMISSIONER DRAKE: Dan, do you know if that's just a typo on the Staff comment?

MR. OSOBA: I believe so, yes. I believe the front porch, to the front post of the front porch is five feet.

COMMISSIONER DRAKE: Okay, and I wasn't clear, there was some paperwork in there about transfer of the property through a trust. Is the Petitioner the current owner?

MR. PURDOM: I'm the Petitioner but he is the current owner.

COMMISSIONER DRAKE: Right, yes.

MR. PURDOM: And he lives there.

COMMISSIONER DRAKE: Okay, and how long has that been?

MR. BUSBY: Since 2008, so 16 years or 15 years.

COMMISSIONER DRAKE: Okay, I'm good. Thank you.

CHAIRPERSON JAFFE: Any other questions from the Board?

(No response.)

CHAIRPERSON JAFFE: Okay, you can have a seat. We'll see if anybody wishes to comment.

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

(No response.)

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

Tom, do you want to start us off?

COMMISSIONER DRAKE: Yes. I think the three departments we rely on for feedback have given a green light. It's a nice improvement to the property in my view. No neighbor pushback or any problems with neighbors. So, I'm in favor of it. I think they've covered and checked all the boxes.

CHAIRPERSON JAFFE: I would agree, and I think you summarized it nicely. Given the circumstances, it's a reasonable request.

Is there a motion?

COMMISSIONER DRAKE: Move to approve as presented.

COMMISSIONER LANAGHAN: Second.

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. Drake.

COMMISSIONER DRAKE: Yes.

MS. NADEEM: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MS. NADEEM: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. PURDOM: Thank you.

CHAIRPERSON JAFFE: You're welcome.

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

DRAFT

ZONING BOARD

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

OF APPEALS

RE: 719 SOUTH BURTON PLACE - ZBA #26-014

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 9th day of June, 2026 at the hour of
7:33 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFFREY LANAGHAN
JOE FOOTLIK
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II
BASMAH NADEEM, Planner I
NOAH ARCE, Intern

CHAIRPERSON JAFFE: Next up is Agenda Item D, 719 South Burton Place, ZBA #26-014.

MR. STEFANIDIS: Hi, good evening.

CHAIRPERSON JAFFE: If you'd both state your name and address for the record, please?

MR. STEFANIDIS: Michael Stefanidis from Natural Innovations Landscaping, 238 South Benton Street, Palatine.

MR. BARNICLE: Kevin Barnicle, 719 South Burton Place.
(Witnesses sworn.)

CHAIRPERSON JAFFE: Staff report, please.

MS. NADEEM: The Petitioner is proposing to extend their driveway into a partial "horseshoe" driveway that terminates at the front porch rather than continuing back to 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 variation:

- 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.

CHAIRPERSON JAFFE: Thank you.

Go ahead.

MR. STEFANIDIS: So, yes, to address the points being the compatibility with existing uses, we submitted pictures of nearby properties. Obviously, a horseshoe driveway is permitted as long as you're within the 40 percent lot coverage in the front of the property. So, there are many of those in Scarsdale. There's also some that are very similar to this shape. Some of them may have three-car garages, others have two. So, I mean, there's many examples where it's a very similar layout.

As to hardship, the homeowner has an elderly mother. You know, she stays for long periods of time, things like that. It's nice to have a place where she can turn around, park, and can still get in and out while she's there. The lengths of her visits may increase in coming years, things like that. It's also a very long driveway and parking on the street is quite a long walk with the long front yards they have in the neighborhood.

Being in harmony with Chapter 28, so he's under the allowed, I think this proposal would get him up to 31.4 square feet of coverage, impervious surface in the front of the property. He's allowed up to 40. So, he would be able to do a certain width with a horseshoe driveway. To me, this is very similar, it just doesn't terminate on Burton Street. Also, the driveway width at both the street and the garage would be 18 feet; I know that's not exactly how the code is written but it's basically a partial horseshoe driveway as I said.

Then, to me, too, as far as the design perspective goes, this minimizes the amount of impervious surface. If we were to do a horseshoe driveway, you've got a lot more asphalt and things like that in the front yard. So, I think there are some good aesthetic reasons to allow this versus if you want a full

horseshoe driveway, more green space, we're going to do landscaping, other hardscaping and stuff along with the proposal.

As far as the minimum allowed to accomplish the goals here, that's the minimum space to park an average vehicle and be able to turn it around and accomplish what he's trying to do with that space.

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

COMMISSIONER SIAVELIS: I do.

How many folks live in the house?

MR. BARNICLE: Just one.

COMMISSIONER SIAVELIS: Just you?

MR. BARNICLE: Yes.

COMMISSIONER SIAVELIS: How many cars do you have?

MR. BARNICLE: One.

COMMISSIONER SIAVELIS: One, but do you contemplate using that as well as like a turnaround? Although that part of Burton isn't that busy, right? I mean --

MR. BARNICLE: It does go out right to Central so it is a busy street, and it's a narrow street. So, it's not wise to park out in the street, just there's a lot of activity.

COMMISSIONER SIAVELIS: Okay, and you spoke with your neighbors, I assume?

MR. BARNICLE: I did send the letters out to everybody, did not receive any response from that. I did speak to five neighbors individually, the ones that live closest to me. They were all, I showed them the pictures and they were all supportive.

COMMISSIONER SIAVELIS: No opposition that was provided to you?

MR. BARNICLE: None. None.

COMMISSIONER SIAVELIS: Okay, yes, so the Village considers this to be a partial horseshoe; is that accurate, Dan?

MR. STEFANIDIS: I do.

COMMISSIONER SIAVELIS: Oh, you do.

MR. STEFANIDIS: Yes. So, I made that up. I coined that phrase.

COMMISSIONER SIAVELIS: So, where's the rest of the horseshoe?

MR. STEFANIDIS: But, no, so it's not, and you know, it's a parking space. It's not just widening at the garage to 30 feet or, you know, anything like that. It would be, I didn't say partial, they did, I said the start of a horseshoe driveway. So, if you take that, the same idea could be done at the exact same point and then follow it all the way to Burton adding, you know, another 900 square feet of asphalt and other impervious surfaces to the area, then you're allowed to do that, but if you do this, you're not because of the way it's written, I get it. So, that's why we're here.

COMMISSIONER SIAVELIS: Okay, so that dimension looks less than 16 feet of length on the branch off from the main drive.

MR. STEFANIDIS: Correct, yes. So, the branch off would be less than that, yes. It's only 14, and that's why I kind of coined the phrase. So, it's not

like he's taking it this wide and he's turning it around, you know.

COMMISSIONER SIAVELIS: And you integrate that nicely with the pavers, the stones, right, leading up to the front stoop. So, you have that nice transition there, yes.

MR. STEFANIDIS: Correct, and this was the result of some back and forth between the homeowner and I designing the design. I'd do Zoom calls and I'd get feedback, things like that, how he's going to utilize the space, you know, in addition to the aesthetic, you know, pieces and things like that, shape of the walkway and how far from the garage he wanted to be and everything like that. Then I think ChatGPT may have helped a little bit there at the end, but --

COMMISSIONER SIAVELIS: Yes.

MR. STEFANIDIS: -- yes, that's what we've put together and that's what we came up with to best suit his needs.

CHAIRPERSON JAFFE: How long have you owned the property?

MR. BARNICLE: Five years. Just past five years in March. It was, I purchased it and it needed a lot of indoor and outdoor repair. So, each year I've done some significant project. This is the last piece of the puzzle. I waited to do the front last so that anything I did wouldn't get trampled upon.

MR. STEFANIDIS: I started in the back and now we're trying to get the front together.

MR. BARNICLE: Yes, yes.

COMMISSIONER LANAGHAN: You've done a nice job with your removal. I live behind you; I actually got one of your letters.

MR. BARNICLE: Oh, thank you. Thank you.

COMMISSIONER SIAVELIS: Do you have any objections?

COMMISSIONER LANAGHAN: None, no.

COMMISSIONER SIAVELIS: Okay.

COMMISSIONER LANAGHAN: When I first read it, I was like, okay, where are we putting a 33-foot driveway, and then I saw where it was, I was like okay.

COMMISSIONER SIAVELIS: Yes.

COMMISSIONER LANAGHAN: Your letter was kind of deceiving which I understand is what the Village sends out, but as I'm looking at it now, I have no concerns.

MR. BARNICLE: One neighbor did come over with that concern, and as soon as I showed him the picture, he understood.

COMMISSIONER LANAGHAN: No, I got it. Same thing.

MR. BARNICLE: Yes.

CHAIRPERSON JAFFE: Any other questions?

(No response.)

CHAIRPERSON JAFFE: Yes, you can have a seat.

MR. STEFANIDIS: Thanks.

MR. BARNICLE: Thank you.

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

(No response.)

CHAIRPERSON JAFFE: Okay, I will close it down for deliberation.
Take lead?

COMMISSIONER SIAVELIS: Sure. So, my sentiments are the same as yours. At least initially, I was like what are you doing there? Then I looked more closely at the materials in the packet and, you know, recognizing that the lots are larger in the estates portion there, and this makes sense to me. No neighbor opposition, and it ties in nicely. Everything is really well integrated. You can't always try to trust ChatGPT, it does some funky things periodically, but overall, I can get behind this and support this, and I like the fact that none of the neighbors, including our distinguished Board member here, you --

COMMISSIONER LANAGHAN: I figured I'd hear it tonight.

COMMISSIONER SIAVELIS: -- had no issues with it and that goes --

COMMISSIONER LANAGHAN: As I'm looking at it, no. He's not wrong, I mean, Burton is kind of a cut-through out to --

COMMISSIONER SIAVELIS: Yes, I use it periodically.

COMMISSIONER LANAGHAN: Yes, as do I.

COMMISSIONER SIAVELIS: Yes. So, I'm in support of it, that's the short of it.

CHAIRPERSON JAFFE: Any other comments?

(No response.)

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER SIAVELIS: I'll move.

COMMISSIONER LANAGHAN: And I'll second.

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. Drake.

COMMISSIONER DRAKE: Yes.

MS. NADEEM: Mr. Siavelis. Sorry.

COMMISSIONER SIAVELIS: That's okay. Yes.

MS. NADEEM: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. STEFANIDIS: Okay, thank you.

CHAIRPERSON JAFFE: You're welcome.

MR. BARNICLE: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:41 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 1161 NORTH HICKORY AVENUE - ZBA #26-015

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 9th day of June, 2026 at the hour of
7:41 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFFREY LANAGHAN
JOE FOOTLIK
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II
BASMAH NADEEM, Planner I
NOAH ARCE, Intern

CHAIRPERSON JAFFE: Then let's move to Agenda Item E, 1161 North Hickory Avenue, ZBA #26-015.

Okay, so we remind you that you're still under oath.

MR. PURDOM: Yes.

CHAIRPERSON JAFFE: And then could I get your name and address, please?

MS. FRICKENSMITH: Destiny Frickensmith, 2330 South Grover Road, Apartment 2093 in Arlington Heights.

(Witness sworn.)

CHAIRPERSON JAFFE: Okay, Staff report.

MR. OSOBA: The Petitioner is proposing to construct a one-story frame addition in the rear of 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 five feet is required, and that ZBA case is ZBA #25-055. The Petitioner has revised the proposal to extend the 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 29, Section 5.1-3.3(b) to construct a one-story addition 2.61 feet from the north side property line where a minimum side setback of five feet is required and one foot for the eave.

MS. FRICKENSMITH: So, with this request, the house is not going to encroach any further over the existing setback. It's just going to follow in line with that existing condition.

MR. PURDOM: Basically, we had it approved at a certain square footage. It was a spec house, and we started working with the client who wanted a larger addition. Once we got to the permit stage, we extended that addition off the back. We're still going in line with the existing house, we just added 154 square feet to that addition. So, now we're requesting that same variation of building in line with the existing house, but a little bit larger.

We're not changing anything to the design of the house. Design approval has already been approved. We're in the permitting process right now. They just had us update the variance because we're asking for a little bit more.

Again, we're not going past the existing side, and it is the minimum amount. As we went further back, we actually reduced some of the front porch so that the square footage stayed within the approved impervious square footage. I believe that is it.

CHAIRPERSON JAFFE: Dave, you have the lead on this?

COMMISSIONER HOGABOOM: Yes. So, that's been boarded up for quite a while now.

MR. PURDOM: Correct, yes. We almost got the permit, and then during the permit review, they told us that we needed to update the variance because we extended the square footage for the potential client. They haven't

signed yet and this is getting them to sign once everything is approved.

COMMISSIONER HOGABOOM: Okay, so you guys own it.

MR. PURDOM: Yes, so we own it, and then we're trying it for someone but we haven't gotten the contract because they wanted a larger addition.

COMMISSIONER HOGABOOM: And any neighbor --

MR. PURDOM: No, we haven't heard any feedback at all, so negative or positive, but it was previously approved and we didn't hear anything at the first one either.

COMMISSIONER HOGABOOM: It's a small neighborhood, correct?

MR. PURDOM: Yes.

COMMISSIONER HOGABOOM: A lot of houses or property.

MR. PURDOM: Yes.

COMMISSIONER SIAVELIS: I mean, it's just boarded up though, too.

COMMISSIONER HOGABOOM: Yes, and it's ready to go.

MR. PURDOM: Yes, we've been trying to get this one approved for a while.

COMMISSIONER SIAVELIS: Who's going to, the neighbors -- where am I go to lodge a complaint or lodge an issue, right?

COMMISSIONER HOGABOOM: My dog always walks by, there are animals.

MR. PURDOM: Yes, we're trying to get that one going as soon as possible.

COMMISSIONER HOGABOOM: Anyways, I think it would be a good addition to the neighborhood. Just it's not making, you know, it's not encroaching any more than it already is.

MR. PURDOM: Correct. You won't even be able to see the additional square footage because it's at the rear of the house. So, the front of house hasn't changed except for moving the stairs and reducing some of that front porch.

CHAIRPERSON JAFFE: Kevin, did you see the zoning comments/notes from, actually from Dan, the Planning and Community Development, about the floor area calculations being inaccurate?

MR. PURDOM: I did, and we'll correct that in the current resubmittal, but it will still be all within the compliance.

CHAIRPERSON JAFFE: Okay, within the requirements?

MR. PURDOM: Yes.

COMMISSIONER SIAVELIS: Are you contemplating that any approval by the petition, to take that into account, the decision on that? Is that where you're going, Mr. Chairman?

CHAIRPERSON JAFFE: I want to make sure Kevin saw it, but --

MR. PURDOM: Yes.

CHAIRPERSON JAFFE: -- then based on my understanding, those would have to be updated so the permit could be issued regardless, right? So, the permit is not going to get issued until this thing is fixed. So, do we have to make it contingent upon this?

MR. OSOBA: Yes, I can speak to that. The requirement is there regardless of not requesting a variation for any floor area, and that would be reviewed as part of the permit. So, if it was above whatever the limit would be, they would either have to come back and ask for a variation or reduce it. But on the permit, if it's under that threshold, they would be able to approve it if the Zoning Board approves this variation tonight.

CHAIRPERSON JAFFE: So, your department will assume responsibility for ensuring that the dimensions are accurate and we don't have to tie it to an approval?

MR. OSOBA: Correct, correct.

COMMISSIONER SIAVELIS: We don't have to do math in your last meeting.

CHAIRPERSON JAFFE: Yes, you're so kind and gracious.

COMMISSIONER SIAVELIS: I know that's where you were going. You're starting to freak out about having to do the math.

CHAIRPERSON JAFFE: Right, I remember some of those nights, yes, we dodged a bullet.

Any other questions?

(No response.)

CHAIRPERSON JAFFE: Okay, you can have a seat.

MS. FRICKENSMITH: Thank you.

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

(No response.)

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

Dave, do you want to start us off?

COMMISSIONER HOGABOOM: Yes, I was just saying that I think it would be, you know, an improvement to the house. Obviously, it's been boarded up for a while. It seems like it's been a year or less, and it's not changing the front of the house and there isn't any complaints from the neighbors. It seems to have the approval, the same kind of approval of the place it needs to have. So, I don't have any other questions.

CHAIRPERSON JAFFE: Yes, I agree with you. I remember when this came to us a few months ago and the current condition of that property is in desperate need of some type of rebuild/rehabilitation. So, if we have somebody who's going to make that investment; I'm willing to look at it under that light.

COMMISSIONER LANAGHAN: We approved the 2.61 one, so it seems like this isn't really any different.

COMMISSIONER SIAVELIS: And that ties in to one of the elements, right, how long it is --

COMMISSIONER LANAGHAN: It's been unoccupied.

COMMISSIONER SIAVELIS: Unoccupied, and that weighs heavily in favor of the Petitioner, plus the prior grant.

COMMISSIONER LANAGHAN: Agreed.

CHAIRPERSON JAFFE: Is there a motion?

is. COMMISSIONER HOGABOOM: I motion to approve the request as

COMMISSIONER LANAGHAN: I'll second it.

MR. OSOBA: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MR. OSOBA: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MS. FRICKENSMITH: Thank you.

CHAIRPERSON JAFFE: Do we have other business?

MR. OSOBA: We do not.

COMMISSIONER SIAVELIS: I think we do have some other business, right? This is your last meeting as Chair.

CHAIRPERSON JAFFE: It is. It is.

COMMISSIONER SIAVELIS: Or last meeting.

COMMISSIONER LANAGHAN: Last meeting, period.

CHAIRPERSON JAFFE: Last meeting, period, yes.

COMMISSIONER SIAVELIS: So, you skated without doing any math during your tenure, or at least under the gun. So, that was impressive.

CHAIRPERSON JAFFE: It's been a great ride, and a great team.

COMMISSIONER SIAVELIS: You did a great job.

CHAIRPERSON JAFFE: And a great team, most importantly.

COMMISSIONER LANAGHAN: Yes, thanks.

CHAIRPERSON JAFFE: Thank you all for being such a great team and teammates.

Any public comment?

MR. KOEBERNICK: I'm just here to fill in at next meeting, so I was just listening to see what you guys do up here.

CHAIRPERSON JAFFE: All right.

COMMISSIONER SIAVELIS: You're prepared.

MR. KOEBERNICK: I am prepared now; I feel good.

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

COMMISSIONER SIAVELIS: I move to adjourn.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: Hearing none, all right.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:51 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

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JUNE 8, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 620 N. Highland Ave. – Schneider Residence

Applicant: Jason Schneider

Zoning Relief Requested:

- 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.

Date of Publication: 5/23/26

Manner of Publication: Daily Herald

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

Jaffe, Siavelis, Drake, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of June 8, 2026, the ZBA makes the following **findings of fact**:

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.

For Variation Requests:

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

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

- ☒ The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- ☒ The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- ☒ The proposed variation is in harmony with the spirit and intent of this Chapter; and
- ☒ The variance requested is the minimum variance necessary to allow reasonable use of the property.

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

Relief Granted (if any):

- A 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.

Reason for Determination:

The petitioner testified as to the hardship indicating that the existing garage is existing nonconforming and the proposed garage will be smaller in size. The Zoning Board commented that the request was reasonable, and there was no negative feedback from neighbors.

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

Ayes 7 Nays 0 Absent 0 Abstain 0

Date: June 8, 2026

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

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

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JUNE 8, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 400 E Park St. – Eckhardt Residence

Applicant: Ted Eckhardt

Zoning Relief Requested:

- 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.

Date of Publication: 5/23/26

Manner of Publication: Daily Herald

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

Jaffe, Siavelis, Drake, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of June 8, 2026, the ZBA makes the following **findings of fact**:

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.

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 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.

Reason for Determination:

The petitioner testified as to the hardship indicating that the shape of the lot is irregular and the house is existing nonconforming. The Zoning Board commented that the request helps match the existing nonconforming use and there is significant support from neighbors.

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

Ayes 7 Nays 0 Absent 0 Abstain 0

Date: June 8, 2026

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

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

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

June 8, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 221 S Chestnut Avenue – Busby Residence

Applicant: Kevin Purdom

Zoning Relief Requested:

- **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.**

Date of Publication: 5/23/26

Manner of Publication: Daily Herald

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

Jaffe, Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of June 8, 2026, the ZBA makes the following **findings of fact**:

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 pending the approval of this requested variance. This proposed porch addition is set back 23.83 feet from the front lot line.

For Variation Requests:

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

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

- ☒ The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- ☒ The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- ☒ The proposed variation is in harmony with the spirit and intent of this Chapter; and
- ☒ The variance requested is the minimum variance necessary to allow reasonable use of the property.

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

Relief Granted (if any):

- **A 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.**

Reason for Determination:

The petitioner spoke on behalf of the owner, identifying that though the initial design that did not require a variance was approved, the applicant and the owners are proposing to encroach into the setback to be in line with the roof for a more enhanced look. The ZBA was in agreement with this assessment.

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 7 Nays 0 Absent 0 Abstain 0

Date: June 8, 2026

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

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

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

June 8, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 719 S Burton Place – Barnicle Residence

Applicant: Kevin Barnicle

Zoning Relief Requested:

- **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.**

Date of Publication: 5/23/26

Manner of Publication: Daily Herald

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

Jaffe, Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of June 8, 2026, the ZBA makes the following **findings of fact**:

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.

For Variation Requests:

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

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

- ☒ The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- ☒ The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- ☒ The proposed variation is in harmony with the spirit and intent of this Chapter; and
- ☒ The variance requested is the minimum variance necessary to allow reasonable use of the property.

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

Relief Granted (if any):

- **A 11.75-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.**

Reason for Determination:

The petitioner spoke on the compatibility of the request with the surrounding area. The applicant also noted a hardship for their elderly mother to utilize the driveway. The ZBA acknowledged the request would be proportionate to the larger lot size.

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 7 Nays 0 Absent 0 Abstain 0

Date: June 8, 2026

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

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

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

June 8, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1161 N Hickory Ave

Applicant: Kevin Purdom (JRC Design Build)

Zoning Relief Requested:

- A 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) Required Minimum Yards; Side Yard to construct a 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.

Date of Publication: 5/23/2026

Manner of Publication: Daily Herald

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

Chair Jaffe, Drake, Siavelis, Lanaghan, O'Connor, Portera, Hogaboom, Footlik

Having heard and considered the testimony and evidence at the public hearing of June 8, 2026, the ZBA makes the following **findings of fact**:

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.

For Variation Requests:

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

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

- X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- X The proposed variation is in harmony with the spirit and intent of this Chapter; and

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

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

Relief Granted (if any):

- A 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) Required Minimum Yards; Side Yard to construct a 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.

Reason for Determination:

The petitioner testified as to the hardship citing the existing conditions of the lot and the previously approved ZBA approval pursuant to ZBA25-055, and the existing side yard setback. The petitioner contended that the increase in scope of work including the one-story frame addition in the rear yard will not alter the character of the locality and is consistent with existing conditions, including the side yard setback and lot dimensions. The Zoning Board commented that the variation request is minimal to allow reasonable use of the property as they are utilizing non-conforming existing conditions and expanding previously approved ZBA variations. The Board found that the petitioner represented compliance with the four criteria for approval.

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

Ayes 7 Nays 0 Absent 0 Abstain 0

Date: June 8, 2026

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

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



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
7/13/2026

Item: 702 S. Chestnut Avenue - ZBA26-00016

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 3-foot variation from Chapter 28, Section 10.2-11.1(e) (Off Street Parking and Loading) to allow a driveway built up to the side lot line where the required minimum setback is 3 feet.

ATTACHMENTS:

1. Staff Report Packet - 702 S. Chestnut Ave.

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: July 13, 2026
Date Prepared: July 2, 2026
Project Title: Flynn Residence
Address: 702 S. Chesnut Ave.

Background Information

Petition Number: ZBA #26-016
Petitioner: Gregory Flynn
Address: 702 S. Chestnut Ave.

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

Requested Action/Background Information

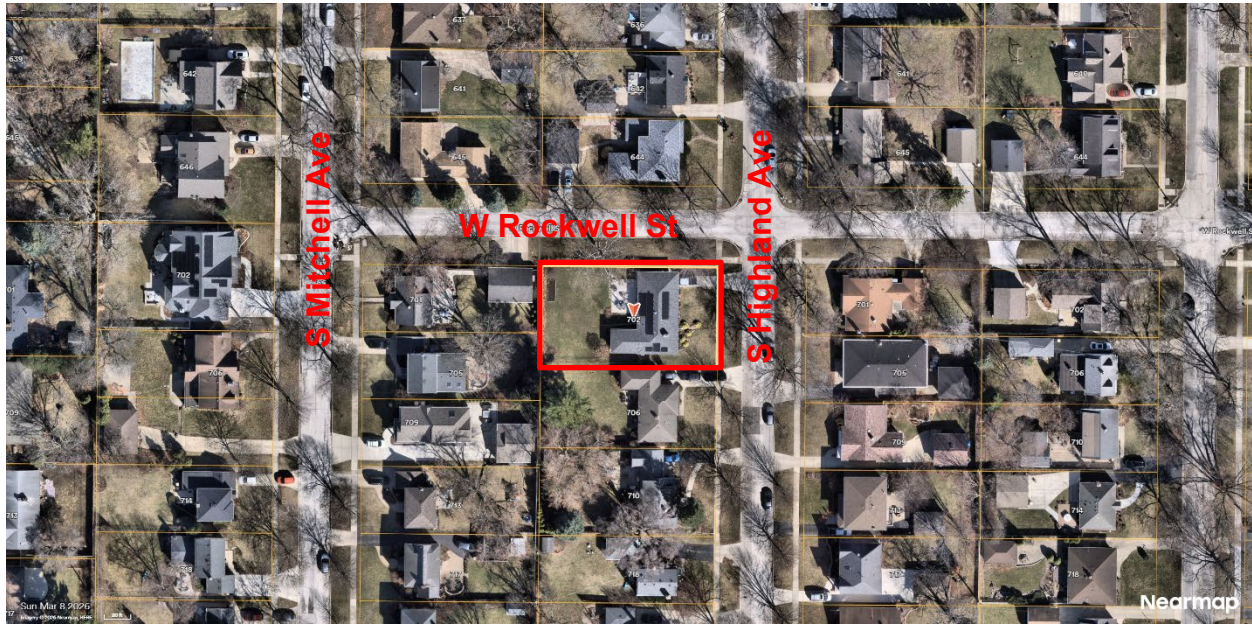
The property is zoned R-3 and has a total land area of approximately 9,900 square feet. The petitioner is proposing to expand their existing driveway. The proposed driveway will extend to the north side lot line. Therefore, the petitioner is requesting the following variation:

- A 3-foot variation from Chapter 28, Section 10.2-11.1(e) (Off Street Parking and Loading) to allow a driveway built up to the side lot line where the required minimum setback is 3 feet.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6.25.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	6.25.26	
3. Letter that was Mailed	✓	6.25.26	
4. Photographs of Sign on Property	✓	6.25.26	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

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

- A 3-foot variation from Chapter 28, Section 10.2-11.1(e) (Off Street Parking and Loading) to allow a driveway built up to the side lot line where the required minimum setback is 3 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@voh.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 13 AND THE NORTH 25 FEET OF LOT 14 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 702 S. Chestnut Ave.

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

Tom Drake, Chair

Zoning Board of Appeals

Dan Osoba (847) 368-5215

Planning and Community Development

Published in Daily Herald June 27, 2026 (336372)

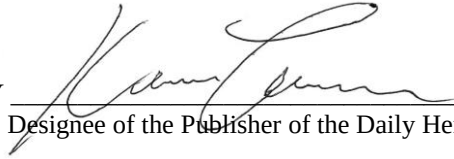
CERTIFICATE OF PUBLICATION

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 06/27/2026 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 # 336372

Village of Arlington Heights



To: Greg Flynn (Owner)
From: Darko Bojin
Department: Department of Planning and Community Development
File Number: ZBA 26-016
Project: 702 S. Chestnut Ave.
Date: July 7, 2026

ZONING COMMENTS:

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

- A 3-foot variation from Chapter 28, Section 10.2-11.1(e) (Off Street Parking and Loading) to allow a driveway built up to the side lot line where the required minimum setback is 3 feet.

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 3-foot variation from Chapter 28, Section 10.2-11.1(e) (Off Street Parking and Loading) to allow a driveway built up to the side lot line where the required minimum setback is 3 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 Greg Flynn

being the owner of the property commonly known as: 702 S Chestnut Ave

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.e

of the Arlington Heights Municipal Code, in order to: widen driveway for 2 cars side by side and create a wider walking path from the front of the house to the patio in the back.

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): there are other similar 2-car width driveways with a single car garage in the neighborhood

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): Existing driveway is just long enough for our 2 cars but usually partially obstructing the sidewalk. Parking side by side would make it easier to keep the sidewalk clear and improve sightlines at the intersection.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed driveway is within code for general width and the variation we are requesting won't be encroaching on any neighbor's property because it's parkway.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Expanding the driveway to 0-setback only creates a 17'10" wide driveway, well below the 22' maximum set by the village and only a little over twice as wide as our current 8' wide driveway.

Signed: _____



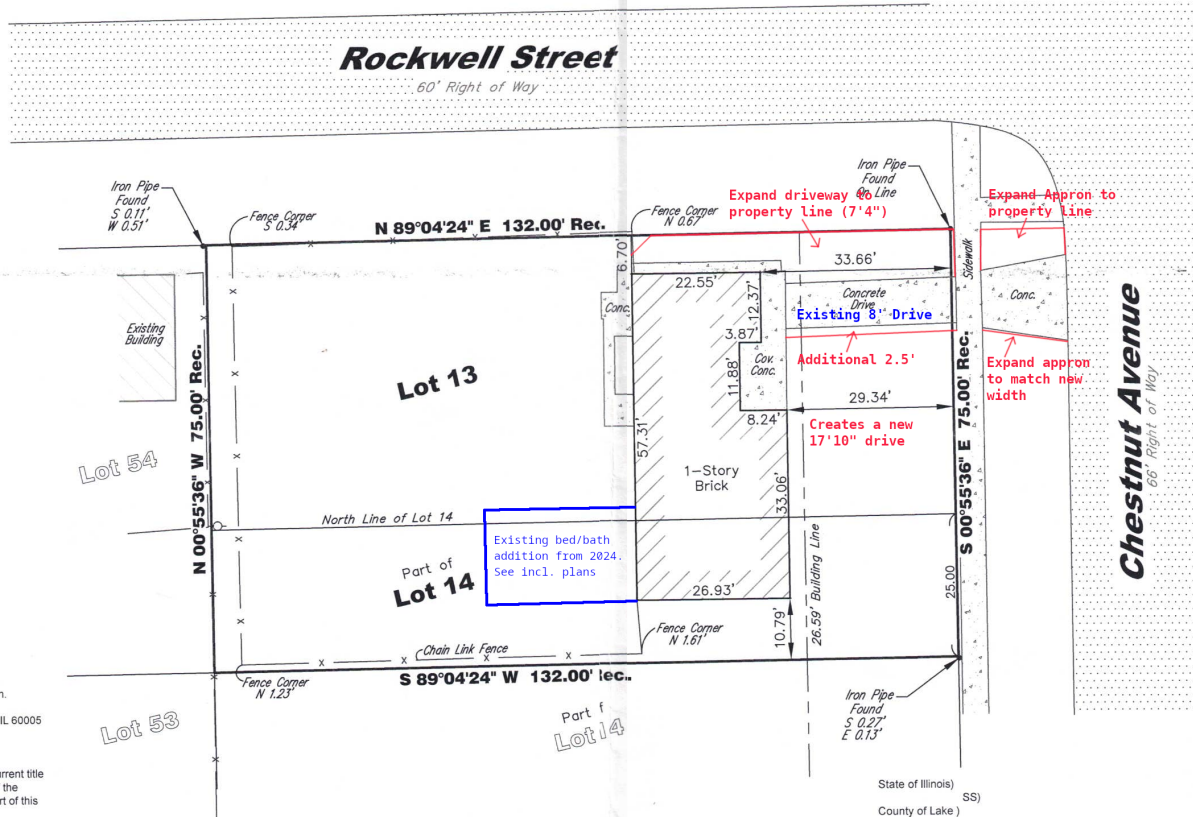
Petitioner

Date: 5/5/26



PLAT OF SURVEY

LOT 13 AND THE NORTH 25 FEET OF LOT 14 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- IRON PIPE
- O- UTILITY POLE

Surveyor Notes:

1. Field Work Completed on 5-17-19
2. Prepared for Survey Services, for real estate transaction.
3. Site Address: 702 S. Chestnut Ave., Arlington Heights, IL 60005
4. Pin No.: 03-31-407-025
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed and mapped the above described property and that this is the Plat that represents the conditions found on the day of the survey. Given under my hand and seal this 21st day of May, A.D. 2019 in the County of Lake, State of Illinois.

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

Illinois Professional Land Surveyor Number 032
License Expiration Date 11-30-20

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



Drawn By:	Checked By:	ER	GLK
Drawing Revisions			
REVISION	Date	Drawn	Checked

Field Work Completed: 5-17-19
Scale: 1" = 20'
Date: 5-21-19
Site Address: 702 S. Chestnut Ave.
Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
(847) 591-0739
Professional Design Firm License No. 184-003832

Job Number
LS190409

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

PROJECT DATA

PROJECT LOCATION:	702 S CHESTNUT AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	9,900 SF	
PIN:	03-31-407-025-0000 SF	
MAX LOT COVERAGE:(35%)	3,465 SF	
PROPOSED LOT COVERAGE:	1,691 SF	
MAX FAR: 3938 +(9,900-8,750) X 0.4] OR .45	4,398 SF	
PROPOSED FAR:	1,410 SF	
MAX IMPERVIOUS COVERAGE (50%)	4,950 SF	
MAX FRONT YARD IMPERVIOUS (50%)	993 SF ALLOWED	300 SF
PROPOSED IMPERVIOUS COVERAGE:	2,660 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	EX TO REMAIN	
LOCATION AREAS: IMPERVIOUS SF ADDITION FIRST FLOOR GARAGE	969 SF 300 SF 1,110 SF 281 SF	
TOTAL SQUARE FOOTAGE:	1,410 SF	

DESIGN CRITERIA

FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	40# LL - 10# DL 40# LL - 10# DL 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 UNHAB LIM STOR HAB W/ FIX STAIR	10# LL - 10# DL 10# LL - 10# DL 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

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	2021 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.	

PROJECT SCOPE OF WORK

PROPOSAL THE PROPOSAL FOR THE FOLLOWING:
OPTION 1: DESIGN BUILD A 18 X 14 PRIMARY SUITE ADDITION AND REMODEL THE EXISTING BEDROOM TO CREATE ACCESS. ALL INTERIOR AND EXTERIOR FINISHES TO MEET OR EXCEED THE EXISTING. ON A BASEMENT. INCLUDES REMOVING AND REPLACE ALL SHINGLES. ALL SOLAR PANEL R & R BO.
OPTION 2: DESIGN BUILD A NEW REMODELED, ENLARGED BATH.THIS WILL INCLUDE REMOVING THE CLOSETS, RELOCATING THE WINDOW TO CREATE A HALL TO THE NEW BEDROOM.
OPTION 3: REMOVE THE CENTRAL LOAD BEARING WALL IN THE LIVING ROOM AND INSTALL A FLUSH HEADER. THIS INCLUDES PATCHING THE FLOOR BUT ONLY REFINISHING PATCHED BOARDS.

ABBREVIATIONS

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

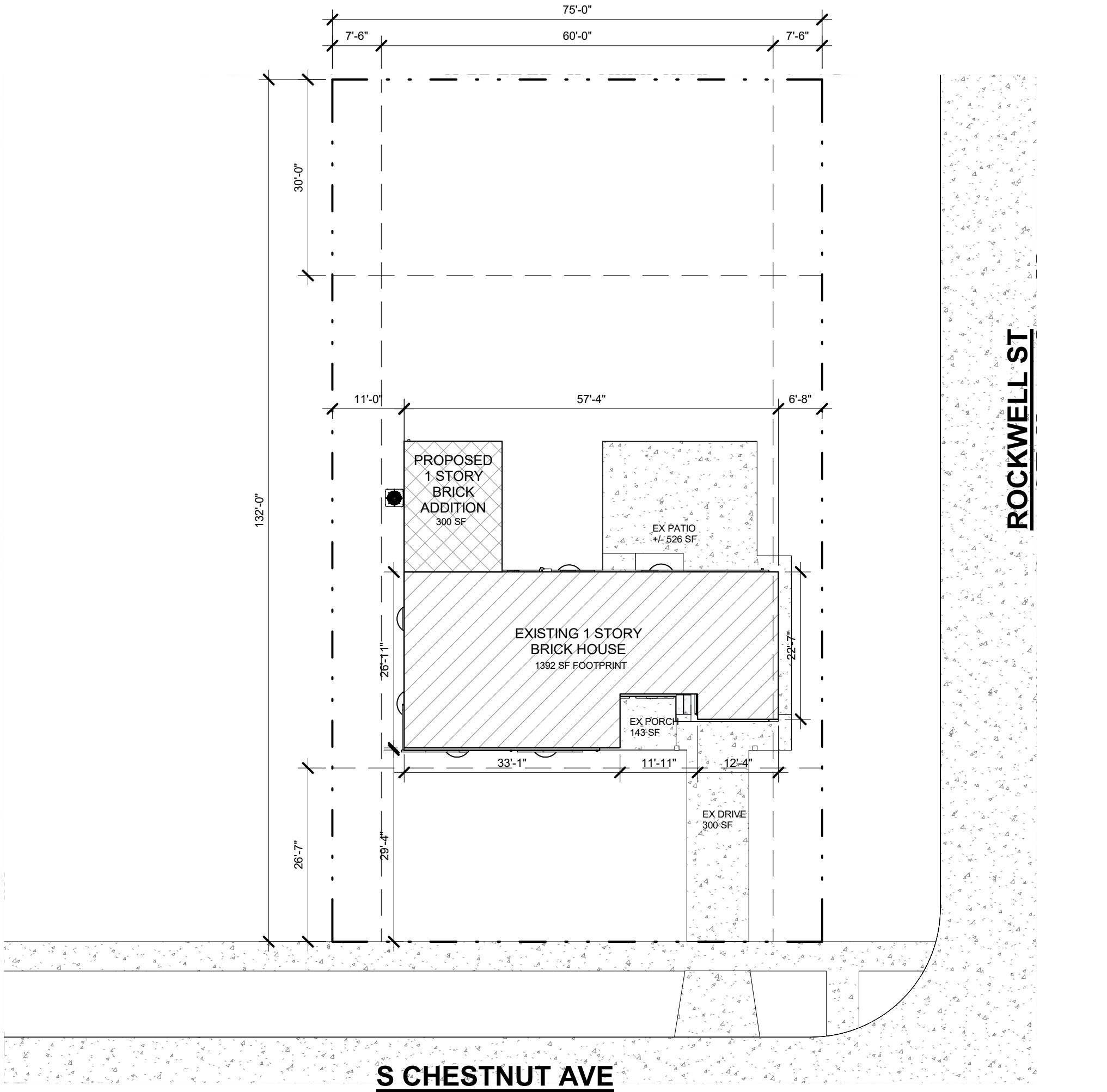
SITE PLAN NOTES

- 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.
- VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
- PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
- PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
- PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
- VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
- 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.
- PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- 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.
- 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.
- 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.
- 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.
- ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
- 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.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
- PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- 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.
- 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.
- ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.
- MAINTAIN EXISTING DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITTEE.
- RESTORE PARKWAY AND PAVEMENT TO PRE-CONSTRUCTION CONDITIONS.

ENERGY CODE COMPLIANCE NOTES

- ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS. CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR:
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR:
SHGC : N R
MIN. CEILING R-VALUE: 60
ACTUAL CEILING R-VALUE: 60
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.
- ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2021 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.
- ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
- ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.
- PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.
- 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.
- 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.
- ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.
- 100% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.
- FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR
- 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.

ADDITION AT FLYNN RESIDENCE



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

IMPERVIOUS SF

	REQUIRED	PROPOSED
FRONTYARD	25'-0"	*
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	*
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	*
REARYARD	30'-0"	*
HEIGHT - MEAN	MAX 25'-0"	*

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

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

SHEET INDEX - ARCHITECTURAL		
A0	COVER SHEET	1- 04/16/2024
A1	EXISTING DRAWINGS	1- 04/16/2024
A2	FOUNDATION & BASEMENT PLANS	1- 04/16/2024
A3	FIRST FLOOR PLAN	1- 04/16/2024
A4	FIRST FLOOR MEP PLAN	1- 04/16/2024
A5	ROOF PLAN & STAIR DETAILS	1- 04/16/2024
A6	ELEVATIONS	1- 04/16/2024



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

702 S CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60005

DATE

1- 04/16/2024

ISSUE DATE

1- 04/16/2024 1 - PRELIM

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 VERIFIED.

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
7/13/2026

Item: 819 S. Bristol Lane - ZBA26-00017

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 2.25-foot variation from Chapter 28, Section 5.1-0.3(a) (Required Minimum Yards) to allow an addition that is set back 45.11 feet from the front lot line where the minimum required setback is 47.36 feet.
- A 0.05-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.95 feet from the north side lot line where the minimum required setback is 10 feet.
- A 0.31-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.69 feet from the south side lot line where the minimum required setback is 10 feet.

ATTACHMENTS:

1. Staff Report Packet - 819 S. Bristol Ln.

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: July 13, 2026
Date Prepared: July 2, 2026
Project Title: Finn Residence
Address: 819 S. Bristol Ln.

Background Information

Petition Number: ZBA #26-017
Petitioner: Patrick and Katie Finn
Address: 819 S. Bristol Ln.

Existing Zoning: R-E – One Family District

Requested Action/Background Information

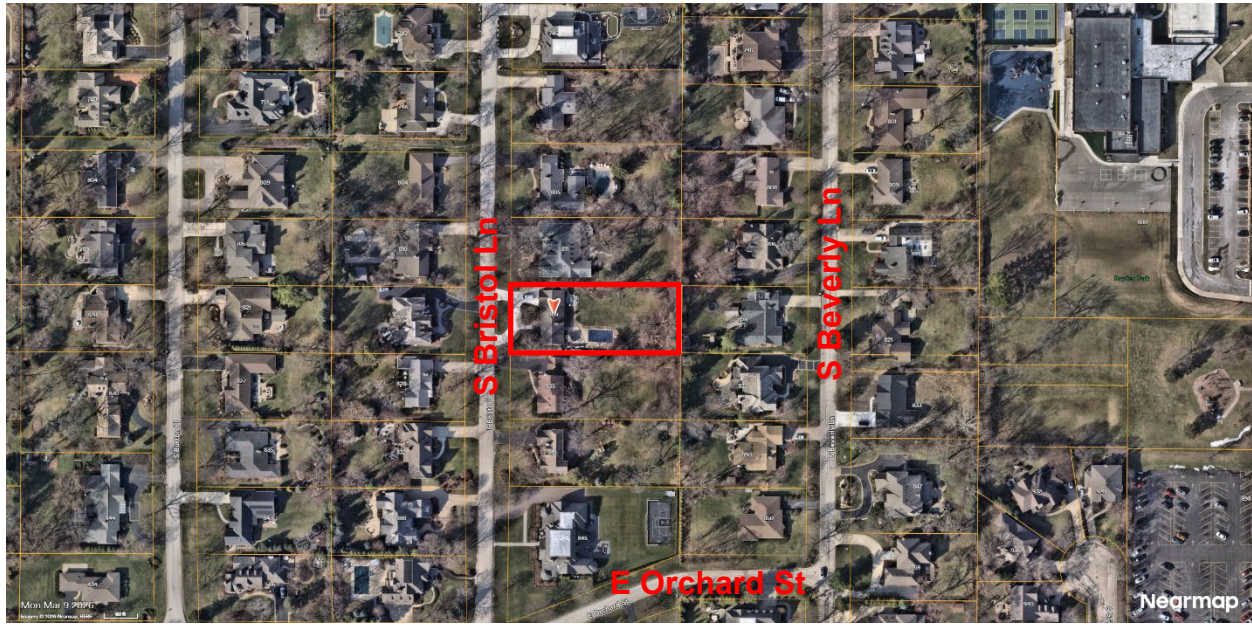
The property is zoned R-E and has a total land area of approximately 25,554 square feet. The petitioner is proposing to construct an addition in the front of the home. The proposed addition will encroach into the required front yard and will expand the building, which has existing non-conforming side-yard setbacks. Therefore, the petitioner is requesting the following variations:

- A 2.25-foot variation from Chapter 28, Section 5.1-0.3(a) (Required Minimum Yards) to allow an addition that is set back 45.11 feet from the front lot line where the minimum required setback is 47.36 feet.
- A 0.05-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.95 feet from the north side lot line where the minimum required setback is 10 feet.
- A 0.31-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.69 feet from the south side lot line where the minimum required setback is 10 feet.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6.24.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	6.24.26	
3. Letter that was Mailed	✓	6.24.26	
4. Photographs of Sign on Property	✓	6.24.26	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

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

- A 2.25-foot variation from Chapter 28, Section 5.1-0.3(a) (Required Minimum Yards) to allow an addition that is set back 45.11 feet from the front lot line where the minimum required setback is 47.36 feet.
- A 0.05-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.95 feet from the north side lot line where the minimum required setback is 10 feet.
- A 0.31-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.69 feet from the south side lot line where the minimum required setback is 10 feet.

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

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

LOT 10 (10), IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) AND THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 32, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 685.4 FEET THEREOF, ALSO EXCEPT THE EAST 40 ACRES OF THAT PART OF THE WEST HALF (1/2) OF SAID SOUTHEAST QUARTER (1/4) LYING SOUTH OF THE NORTH 685.4 FEET THEREOF; AND ALSO EXCEPT THAT PART OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4) LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD) AND SOUTH OF THE NORTH 685.4 FEET THEREOF).

Commonly known as: 819 S. Bristol Ln.
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.

Tom Drake, Chair
Zoning Board of Appeals
Dan Osoba (847) 368-5215
Planning and Community Development
Published in Daily Herald June 27, 2026 (336374)

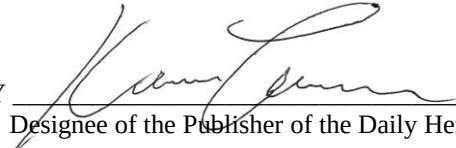
CERTIFICATE OF PUBLICATION

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 06/27/2026 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 # 336374

Village of Arlington Heights



To: Patrick Finn (Owner)
From: Darko Bojin
Department: Department of Planning and Community Development
File Number: ZBA 26-017
Project: 819 S Bristol Ln.
Date: July 7, 2026

ZONING COMMENTS:

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

- A 2.25-foot variation from Chapter 28, Section 5.1-0.3(a) (Required Minimum Yards) to allow an addition that is set back 45.11 feet from the front lot line where the minimum required setback is 47.36 feet.
- A 0.05-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.95 feet from the north side lot line where the minimum required setback is 10 feet.
- A 0.31-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.69 feet from the south side lot line where the minimum required setback is 10 feet.

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 2.25-foot variation from Chapter 28, Section 5.1-0.3(a) (Required Minimum Yards) to allow an addition that is set back 45.11 feet from the front lot line where the minimum required setback is 47.36 feet, a 0.05-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.95 feet from the north side lot line where the minimum required setback is 10 feet, and a 0.31-foot variation from Chapter 28, Section 5.1-0.3(b) (Required Minimum Yards) to allow an addition that is set back 9.69 feet from the south side lot line where the minimum required setback is 10 feet.

Project Description

Our variation request is for the property's front set-back line. The house is already built to 46.92ft front the front house corner to the property line. The property has a 47ft front yard set-back. The house with no improvements already does not meet the zoning requirements of today.

We are proposing and asking for permission to build an addition that protrudes 1'-11" in front of the current garage front facing wall. Please see our Petition which explains the existing hardships, unique circumstances, and home character in more detail.

In summary, our scope includes, but is not limited to:

- Add a 10'-0" x 6'-6" (interior) addition onto the front of the existing kitchen.
- Remodel the kitchen expanding into the new addition.
- Replace two doors in the kitchen.
- Furnish the addition and kitchen with hardwood floors, cabinets, counters, plumbing and appliances.
- Extend the crown molding into the breakfast nook.

Signed,

Victoria Rhoadarmer

Date: 5-29-26

Victoria Rhoadarmer
Patrick A Finn, Ltd.
1212 West Northwest Highway
Palatine, IL 60067

Petition

Now comes the Petitioner, Patrick A Finn, Ltd., on behalf of the owner of the property commonly known as: 819 South Bristol Lane and appeals to the Zoning Board of Appeals of the village of Arlington Heights for a front set-back variation, in order to:

Add a 6'-6" deep front addition onto the existing kitchen exterior wall which will exceed over the front set-back according to zoning regulations.

I hereby state that the following hardship would exist if the variation were not granted:

A small and efficient kitchen addition to the front of the house is needed to accommodate today's current needs of a kitchen. The alternative to build a large enough kitchen somewhere else in the house is a cost that is too prohibitive.

I hereby state that the following unique circumstances exist:

Having been built at a time with the original Scarsdale Estates design intent to have ranch homes, the existing house as it stands is a good distance back from the street. It is not the intent to make the house look larger or more obvious from the street. Our intent is to gain enough space inside the home to accommodate a well enough appointed kitchen while not blocking the view to the front entry door from the driveway. The double-gable design adds to the original home's design intent with the existing gable end over the garage. The size of the addition would not encroach on the existing FAR and will not exceed the height of the existing roof.

I hereby state that the variation, if granted, will not alter the essential character of the locality because:

The addition is in keeping with the original style of the house and Scarsdale Estates; using matching materials and design choices and does not compete with the architecture of the surrounding properties in the area.

Signed,

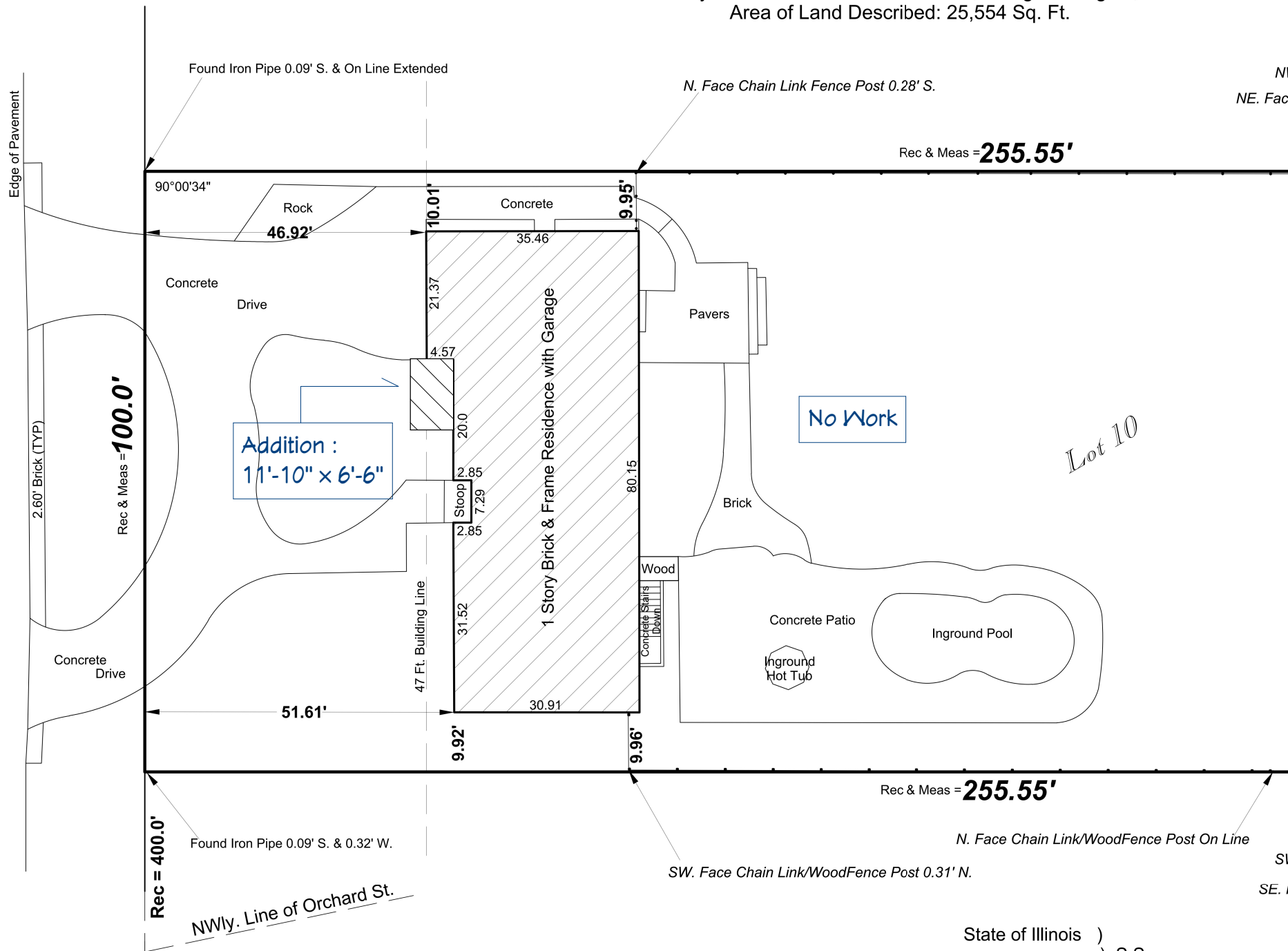
Victoria Rhoadarmer

Date: 5-29-26

Victoria Rhoadarmer
Patrick A Finn, Ltd.
1212 West Northwest Highway
Palatine, IL 60067

DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT REFLECT EXACTLY WHAT WILL BE INSTALLED

Commonly Known as: 819 S.Bristol Lane, Arlington Heights, Illinois.
Area of Land Described: 25,554 Sq. Ft.



PATRICK A. FINN
— custom homes & remodeling —
True Craftsmanship, Flawless Design
1212 N Northwest Hwy, Palatine, IL 60067
(847) 358-4133
www.patrickafinn.com

Eiden Residence
819 South Bristol Lane
Arlington Heights, IL 60005

DATE:	DESCRIPTION:
03/02	Plans for Bid
03/20	First Client Review
04/06	Second Review
04/10	Third Review

DATE: 6/9/2026

SCALE:

SHEET: 2 of 23

Drawings remain the property of Patrick A. Finn, Ltd. and may not be used for any purpose other than Design/Build by Patrick A. Finn, Ltd. Patrick A. Finn, Ltd. assumes no liability for the unlawful use of these drawings.

Address	Front Yard Setback
719 S Bristol	49' 2"
735 S Bristol	47'
745 S Bristol	45'
751 S Bristol	47' 6"
805 S Bristol	48'
811 S Bristol	47' 8"
819 S Bristol	46' 9"
835 S Bristol	46' 6"
841 S Bristol	47'
845 S Bristol	49'
AVERAGE	47.36



BRISTOL LANE ELEVATION PROPOSED



BRISTOL LANE ELEVATION EXISTING



Existing Front Elevation

DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT REFLECT EXACTLY WHAT WILL BE INSTALLED



Elevation 3

Drawings remain the property of Patrick A. Finn, Ltd. and may not be used for any purpose other than Design/Build by Patrick A. Finn, Ltd. Patrick A. Finn, Ltd. assumes no liability for the unlawful use of these drawings.



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Elden Residence
819 South Bristol Lane
Arlington Heights, IL 60005

DATE:	DESCRIPTION:
03/02	Plans for Bid
03/20	First Client Review
04/06	Second Review
04/10	Third Review

DATE:

6/9/2026

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

SHEET: 8 of 26

Existing

DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT REFLECT EXACTLY WHAT WILL BE INSTALLED

Proposed Front Elevation



Elevation 9

Drawings remain the property of Patrick A. Finn, Ltd. and may not be used for any purpose other than Design/Build by Patrick A. Finn, Ltd. Patrick A. Finn, Ltd. assumes no liability for the unlawful use of these drawings.

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Elden Residence
819 South Bristol Lane
Arlington Heights, IL 60005

DATE:	DESCRIPTION:
03/02	Plans for Bid
03/20	First Client Review
04/06	Second Review
04/10	Third Review

DATE:
6/9/2026

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

SHEET: 9 of 26

Design

Existing West Elevation



Proposed West Elevation



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(847) 358-4133
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Eiden Residence
819 South Bristol Lane
Arlington Heights, IL 60005

DATE:	DESCRIPTION:
03/02	Plans for Bid
03/20	First Client Review
04/06	Second Review
04/10	Third Review

DATE:

6/9/2026

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

SHEET: 10 of 26

Design



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
7/13/2026

Item: 1606 N. Yale Avenue - ZBA26-00018

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 10-foot variation from Chapter 28, Section 10.2-11.1(c) (Maximum Driveway Width) to allow a driveway that is 32 feet wide past 18 feet of a 3-car garage's front elevation where the required maximum is 22 feet past 18 feet of a 3-car garage's front elevation.

ATTACHMENTS:

1. Staff Report Packet - 1606 N Yale Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Basmah Nadeem, Planner I
Hearing Date: July 13, 2026
Date Prepared: June 29, 2026
Project Title: Varghese Residence
Address: 1606 N Yale Avenue

Background Information

Petition Number: ZBA #26-018
Petitioner: Denny Varghese
Address: 1606 N Yale Avenue

Existing Zoning: R-E – One Family Dwelling District

Requested Action/Background Information

The petitioner is demolishing an existing single-family house and building a new single-family house. Part of this construction will include a new driveway and relocation of the new driveway. The driveway is proposed to be 32 feet wide. This is permitted within 18 feet of a 3 car garage's front elevation. From there, the driveway would be required to tapered down to a maximum width of 22 feet. The petitioner is proposing to continue the 32 feet wide driveway past the allowed 18 feet from the garage's front elevation. Therefore, the petitioner is requesting the following variation:

- A 10-foot variation from Chapter 28, Section 10.2-11.1(c) (Maximum Driveway Width) to allow a driveway that is 32 feet wide past 18 feet of a 3-car garage's front elevation where the required maximum is 22 feet past 18 feet of a 3-car garage's front elevation.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/27/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/27/26	
3. Letter that was Mailed	✓	6/27/26	
4. Photographs of Sign on Property	✓	6/27/26	

Photographs of Existing Structure







NOTICE OF PUBLIC HEARING

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

- A 10-foot variation from Chapter 28, Section 10.2-11.1(c) (Maximum Driveway Width) to allow a driveway that is 32 feet wide past 18 feet of a 3-car garage's front elevation where the required maximum is 22 feet past 18 feet of a 3-car garage's front elevation.

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

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

LOT 38 IN LYNNWOOD SUBDIVISION UNIT NO. 4 BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Commonly known as: 1606 N Yale Ave, Arlington Heights, IL 60004

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

Tom Drake, Chair

Zoning Board of Appeals

Dan Osoba (847) 368-5215

Planning and Community Development

Published in Daily Herald June 27, 2026 (336375)

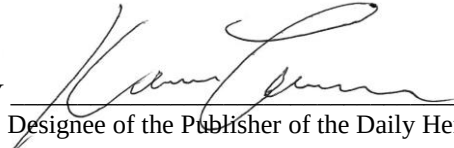
CERTIFICATE OF PUBLICATION

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 06/27/2026 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 # 336375

Village of Arlington Heights



To: Crystal Campos Juarez
From: Basmah Nadeem
Department: Department of Planning and Community Development
File Number: ZBA 26-018
Project: 1606 N Yale Ave
Date: June 19, 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 (c) (Maximum Driveway Width) where for three car garages, a driveway and/or parking area is permitted to be a maximum of 32 feet in width, within 18 feet of the garage's front elevation when, in the opinion of the Village Engineer, the installation of such driveway is not detrimental to drainage or alter the character of the area.

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 DENNY VARGHESE

being the owner of the property commonly known as: 1606 N YALE AVE

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

of the Arlington Heights Municipal Code, in order to: provide a 32' wide driveway of consistent width (excluding allowable taper) beyond the 18' nearest the Garage's elevation.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed driveway is located along the side property line of this property (bordering W Maude Ave). A driveway along W Maude Ave is compatible with the existing character of the street. The proposed driveway is located 69' from the neighboring property line at 1605 N Chicago Ave.

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 side property line bordering W Maude Ave is of such length that the proposed driveway width is in line with the spirit of 28-10.2-11.1c, in that it does not threaten or affect neighboring properties and has no material impact on the engineering or drainage of the property. The proposed driveway width allows for the Garage to be located nearer the street (preserving usable backyard open space) while still allowing for ease of ingress/egress from each Garage parking space.

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

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The proposed 32' width is the maximum
The proposed 32' width is the maximum allowable driveway width for the proposed Three-Car Garage.
The requested variance is only to extend this allowable width fully to the driveway.

Signed: _____

Denny Varghe
Petitioner

Date: 6/5/26



THOMAS ARCHITECTS

www.thomasarch.com

June 2, 2026

Arlington Heights Planning & Community Development Department
33 S Arlington Heights Road
Arlington Heights, IL 60005

**Re: Zoning Board of Appeals Application – Project Description
 1606 N Yale Ave, Arlington Heights, IL**

This letter is regarding the application for a variation from the Zoning code for 1606 N Yale Ave. The purpose of this request is to create a driveway of consistent width for the attached Three-Car Garage of a Single-Family Residence*. The maximum width of the driveway is proposed as 32' as allowable per Code (28-10.2-11.1.c). The requested Variation is required to extend the 32' width beyond the first 18' feet of the Garage, extending through the Property Line to W Maude Ave.

*Note: This Single-Family Residence's Building Permit application is currently under review with the Village.

Sincerely,

Thomas Architects



Thomas Budzik, AIA

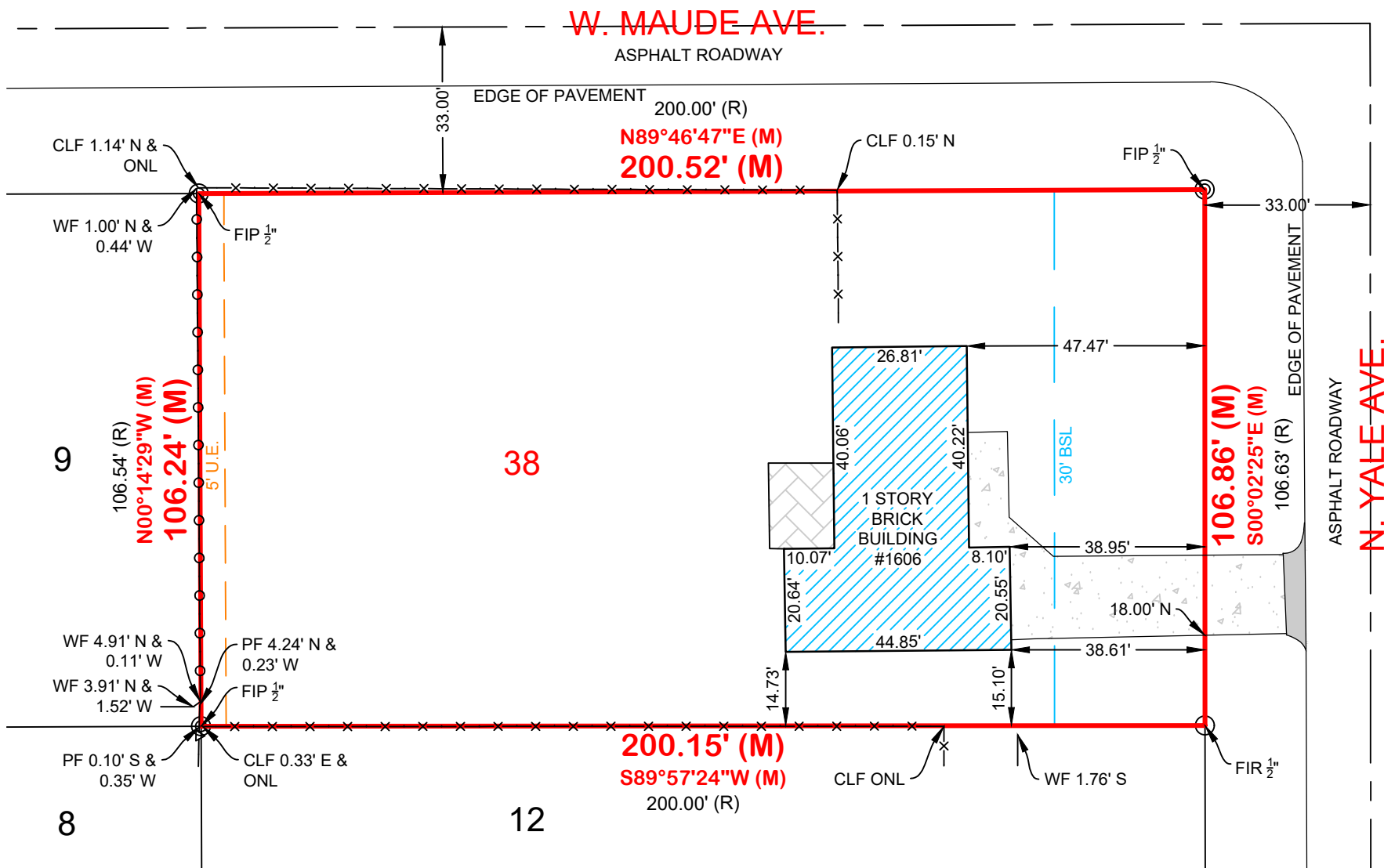
2800 S River Rd, Suite 305
Des Plaines, IL 60018
O | 877 . 205 . 3799

PLAT OF SURVEY

OF

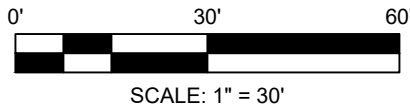
LOT 38 IN LYNNWOOD SUBDIVISION UNIT NO. 4 BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT SITE AREA:
21346.0± SQ. FT.



SURVEY NOTES:

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
- BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
- DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
- TREES AND UTILITIES ARE NOT SHOWN HEREON.
- CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
- ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
- ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.



STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 31st DAY OF JULY, 2024.

BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2024

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

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LEGEND

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (D) DEED DIMENSION
- (CH) CHORD DIMENSION
- LE LANDSCAPE EASEMENT
- VE VILLAGE EASEMENT
- CE CITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- BSL BUILDING SETBACK LINE
- L ARC LENGTH
- R RADIUS
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- ONL ONL
- OH OVERHANG
- TYP TYPICAL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ⊙ FOUND IRON PIPE (FIP)
- ⦿ SET IRON PIPE (SIP)
- FOUND IRON ROD (FIR)
- SET IRON ROD (SIR)
- ⊕ CUT CROSS
- ⊗ FOUND CROSS
- ⊖ CUT NOTCH
- ⊗ FOUND NOTCH
- ⊙ FOUND MAG NAIL (FMAG)
- SET MAG NAIL (SMAG)
- CLF CHAIN LINK FENCE
- WF WOOD FENCE
- MF IRON/METAL FENCE
- PF PLASTIC/VINYL FENCE
- WRF WIRE FENCE
- GR GUARD RAIL
- RTW RETAINING WALL
- BUILDING
- CONCRETE
- ASPHALT
- WOOD (DECK)
- METAL (DECK)
- BRICK
- GRAVEL
- STONE
- WATER
- OVERHANG/CANOPY
- ADDITION



Pi Surveying PLLC
LAND SURVEYORS

903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445
www.pisurveying.com

REVISIONS

NO.	DATE	DESCRIPTION

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NEW CONSTRUCTION SFH FOR:

PRIVATE RESIDENCE

1606 N YALE AVE
ARLINGTON HEIGHTS, IL 60004

GENERAL NOTES

- INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION," AIA DOCUMENT A-201, ARTICLE 1 THROUGH 14 INCLUSIVE.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT IN A FIRST CLASS WORKMANSHIP LIKE MANNER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE ADHERENCE TO COMPLY WITH ALL APPLICABLE CITY, STATE, AND NATIONAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL VERIFY ALL PARTITION LAYOUTS WITH THE ARCHITECT BEFORE PROCEEDING WITH ANY FRAMING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.
- WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL:
A. COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
B. PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER AND IN NO WAY DAMAGE OR WEAKEN THE STRUCTURAL ELEMENTS OF THE BUILDING.
C. REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA) LATEST ADDITION.
D. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER SUBMITTAL OF COMPLETION OF WORK.
E. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
- THE GENERAL CONTRACTOR'S SUB-CONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES.
- ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILE SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE PROJECT BY THE GENERAL CONTRACTOR.
- THE PREMISES SHALL BE KEPT IN A BROOM SWEEP FINISH CONDITION DURING ALL PHASES OF CONSTRUCTION. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS, AND LEAVE THE PROJECT IN A BROOM SWEEP FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THE PROJECT.
- THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP LIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT.
- ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCE, PRESERVE MAXIMUM HEAD ROOM, AND AVOID OMISSIONS.
- ALL WORK PERFORMED MUST COMPLY WITH THE ARLINGTON HEIGHTS MUNICIPAL CODE.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE TO BE PROTECTED AND AT ANY INTERIOR FLOOR OPENINGS THAT MIGHT CAUSE A HAZARD TO ALL.
- ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYERS SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE WITHIN GOOD SAFETY PRACTICES AND MEET ALL CONCERNED REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR SHALL INDICATE WHAT SO EVER ACTIONS OR DEVICES NECESSARY TO RENDER SAFETY CONDITIONS FOR LIFE AND PROPERTY AS ARE RELATED TO THEIR ACTIVITY. IF THE WORK OF OTHER PARTIES OUTSIDE OF THEIR ORGANIZATION IS UPON INSPECTION FOUND AT ANY TIME TO BE UNSAFE, THEY SHALL STOP WORK IMMEDIATELY AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE SATISFACTION. ACCEPTANCE OF A CONTRACT SHALL INDICATE ACCEPTANCE OF THESE REQUIREMENTS.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OTHER THAN SHOWN ON THESE DRAWINGS.
- INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0.25 FLAME SPREAD, 200 SMOKE.
- THIS SET OF PLANS IS PROTECTED UNDER UNITED STATES GOVERNMENT COPYRIGHT LAWS AND MAY NOT BE REPRODUCED, REPRINTED OR COPIED IN ANY MANNER, EXCEPT BY APPROVAL OF ARCHITECT IN WRITING. ANY PERSON OR FIRM KNOWINGLY REPRODUCING, REPRINTING OR PHOTOCOPYING ANY OF THIS WORK SHALL BE SUBJECT TO LAWSUITS AND SUCH PENALTIES AS THE LAW ALLOWS.
- GENERAL CONTRACTOR SHALL OBTAIN SOILS REPORT BY GEOTECHNICAL ENGINEER LISTING SOIL BEARING CAPACITY. REPORT SHALL BE SUBMITTED TO ARCHITECT AND AUTHORITY HAVING JURISDICTION PRIOR TO CONCRETE FOUNDATION. SOILS REPORT SHALL BE AVAILABLE ON-SITE DURING FOOTING INSPECTION.
- GENERAL CONTRACTOR SHALL OBTAIN SPOT FOUNDATION SURVEY BY LICENSED SURVEYOR AND SHALL SUBMIT SURVEY TO AUTHORITY HAVING JURISDICTION PRIOR TO ANY FRAMING.
- APPROVED BUILDING PLANS SHALL BE AVAILABLE ON-SITE FOR ALL INSPECTIONS.

ENERGY CODE NOTES

- ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE
CLIMATE ZONE: 5
MAX. GLAZING U-FACTOR: 0.28
ACTUAL U-FACTOR: 0.28
MAX. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: N/A
SHGC: N/A
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49
MIN. FRAME WALL R-VALUE: 30 OR 20+5CI OR 13+10CI
ACTUAL WALL R-VALUE: 20+5CI
MIN. FLOOR R-VALUE: 30 OR 19+7.5CI OR 20CI
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 19 OR 15CI OR 13+5CI
ACTUAL BASEMENT R-VALUE: 20

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 FRICION FIT BATT INSULATION.

ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2021 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.

ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE.

ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

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

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.

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.

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

AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

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

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.

SITE NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR ALL SANITARY, STORM, WATER & OTHER UTILITIES.
- GENERAL CONTRACTOR TO KEEP CONSTRUCTION SITE FREE OF EXCESSIVE CONSTRUCTION DEBRIS AT ALL TIMES.
- GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION & SILT FENCING PER ARLINGTON HEIGHTS REQUIREMENTS.
SEE CIVIL ENGINEERING DRAWINGS.
- GENERAL CONTRACTOR TO PROVIDE ON-SITE PORT-O-POTTY.
- SITE INSPECTION REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION WORK.
- ALL DOWNSPOUTS SHALL DISCHARGE TO DAYLIGHT VIA SUBSURFACE ROOF DRAINAGE SYSTEM AND POP-UP EMITTERS. ROOF DRAINAGE SYSTEM SHALL NOT DIRECTLY CONNECT TO THE STORM SEWER. SEE CIVIL ENGINEERING DRAWINGS.

DIMENSIONING NOTES

- ALL FLOOR PLANS ARE DIMENSIONED TO EXTERIOR FACE OF STUD OR EXTERIOR FACE OF BRICK VENEER AT EXTERIOR WALLS, U.N.O.
- ALL FLOOR PLANS ARE DIMENSIONED TO THE FACE OF STUD AT ALL INTERIOR WALLS, U.N.O.
- ALL ROOF OVERHANG DIMENSIONS ARE TO THE EXTERIOR FACE OF THE EXTERIOR WALL STUD, U.N.O.

PROJECT DATA

PROJECT LOCATION: 1606 N YALE AVE
ARLINGTON HEIGHTS, IL 60004
PIN: 03-19-106-012-0000
ZONING DISTRICT: R-E
LOT AREA: 21,287 SF

IMPERVIOUS SURFACE SEE CIVIL
MAX ALLOWABLE 10,643 SF [50.0%]
PROPOSED 7,988 SF [37.5%]
-RESIDENCE 2,795 SF
-GARAGE 1,017 SF
-ACCESS_STR 403 SF
-DRIVE, WALKS, OTHER 3,773 SF

BUILDING LOT COVERAGE
MAX ALLOWABLE 6,386.1 SF [30.0%]
PROPOSED 4,215 SF [19.8%]

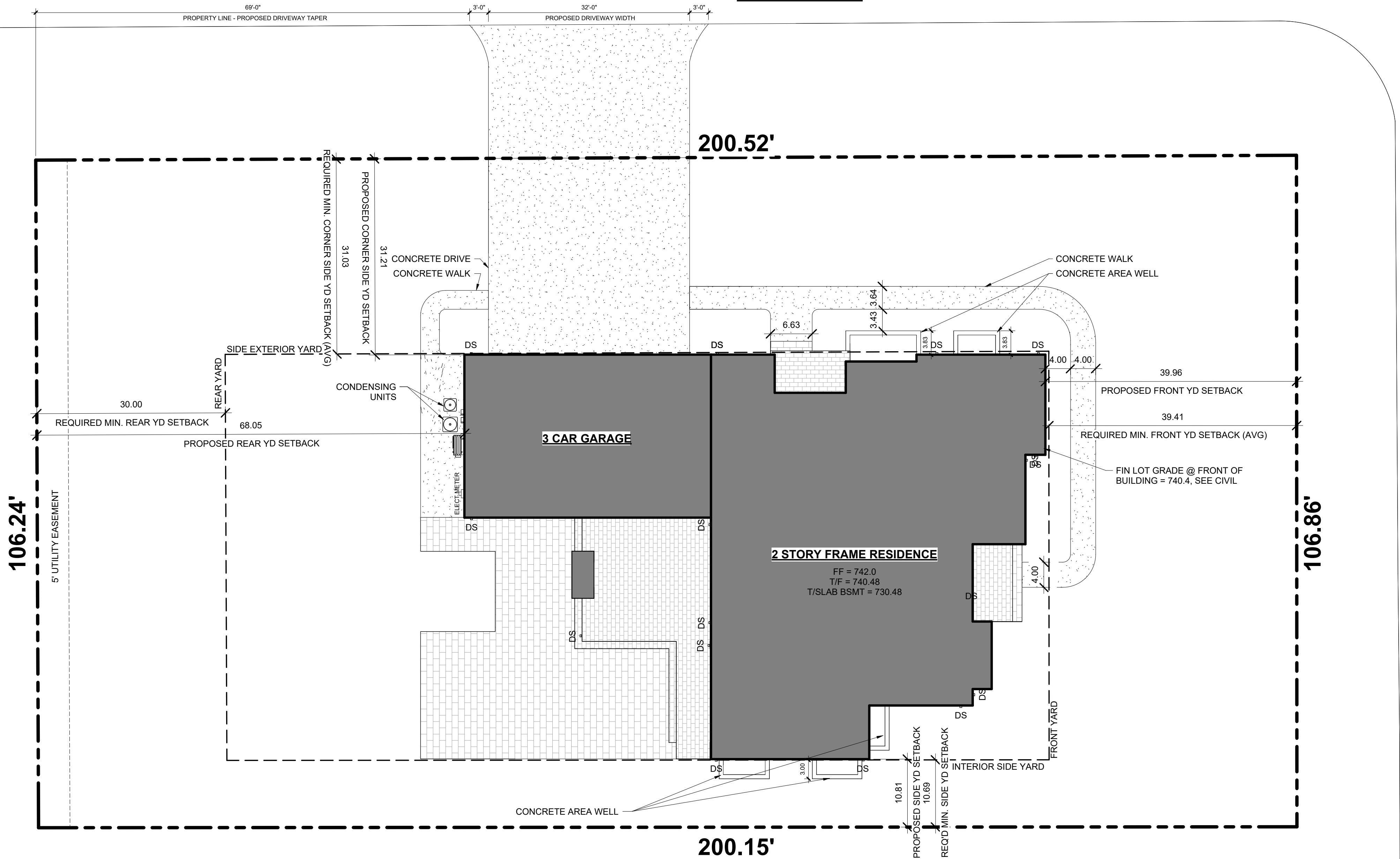
FLOOR AREA RATIO
MAX ALLOWABLE 6,386.1 SF [30.0%]
PROPOSED 6,104 SF [28.6%]
BASEMENT N/A
GROUND FLOOR 2,795 SF
SECOND FLOOR 2,359 SF
ATTIC OVER 7FT 333 SF
GARAGE 1,017 SF
GARAGE CREDIT -400 SF

BUILDING HEIGHT
MAX ALLOWABLE 25.0 FT
PROPOSED 24.9 FT

YARDS
FRONT
MINIMUM REQUIRED 39.66 FT BLDG LINE [SEE ATTACHMENT]
PROPOSED 40.00 FT
SIDE, EXTERIOR
MINIMUM REQUIRED 31.03 FT BLDG LINE [SEE ATTACHMENT]
PROPOSED 31.26 FT
SIDE, INDIVIDUAL
MINIMUM REQUIRED 10.68 FT [10% LOT WIDTH]
PROPOSED 10.85 FT
SIDE, COMBINED
MINIMUM REQUIRED NOT LESS THAN 20 FT
PROPOSED 42.11 FT
REAR
MINIMUM REQUIRED 30 FT
PROPOSED 68.1 FT

APPLICABLE BUILDING CODES
ALL AS AMENDED:
-2024 ILLINOIS ENERGY CONSERVATION CODE (IECC)
-2018 INTERNATIONAL BUILDING CODE (IBC)
-2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
-2018 INTERNATIONAL FUEL GAS CODE
-2018 INTERNATIONAL MECHANICAL CODE
-2017 NATIONAL ELECTRICAL CODE (NEC)
-2014 ILLINOIS PLUMBING CODE
-ARLINGTON HEIGHTS MUNICIPAL CODE
-ARLINGTON HEIGHTS ZONING ORDINANCE

W MAUDE AVE



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

N YALE AVE

No.	Description	Date
1	ZBA APPLICATION	06.02.2026

Project Name and Address

PRIVATE RESIDENCE
NEW CONSTRUCTION
SFH

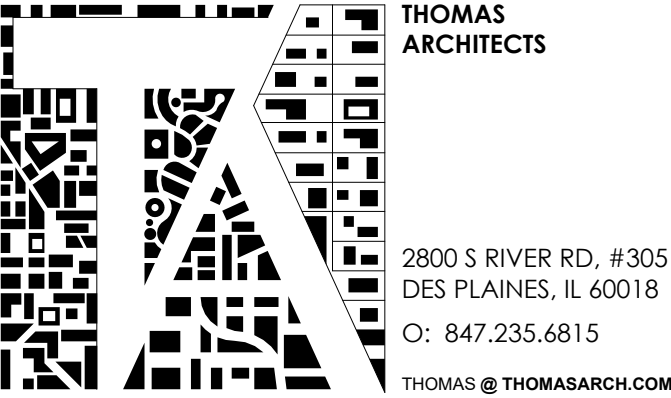
1606 N YALE AVE
ARLINGTON HEIGHTS, IL 60004

Project No. 25-066

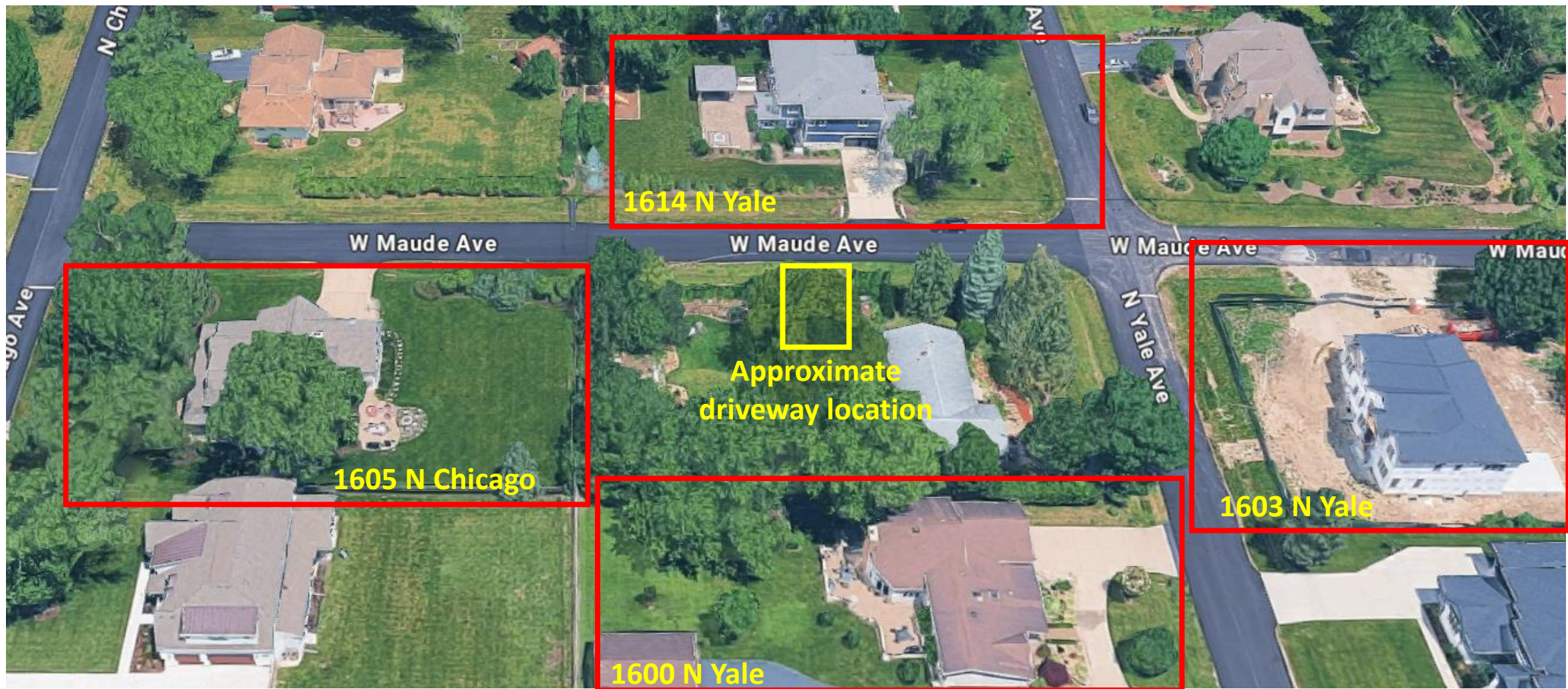
Description SITE PLAN

Sheet

A-0.1



Neighbors Surveyed



Neighbor Support / No Objection – Driveway Variance

1606 N Yale Avenue, Arlington Heights, IL 60004

Request Summary

We are requesting a driveway variance for the driveway serving our proposed three-car garage. The request is intended to allow the driveway to function safely and practically for our long-term home, and **NOT** as an area for RVs, trailers, commercial vehicles, or long-term vehicle storage. One of the goals of the proposed driveway layout is to provide safer, closer access to the home for visiting family members with mobility limitations, including those who use walkers or wheelchairs, during family gatherings and holidays. This also helps keep more vehicles on-site and reduces the number of cars parked on the street.

The driveway will remain subject to Village Engineering and drainage requirements, and the property still complies with the Village's impervious surface requirements.

Driveway layout excerpt from submitted site plan:

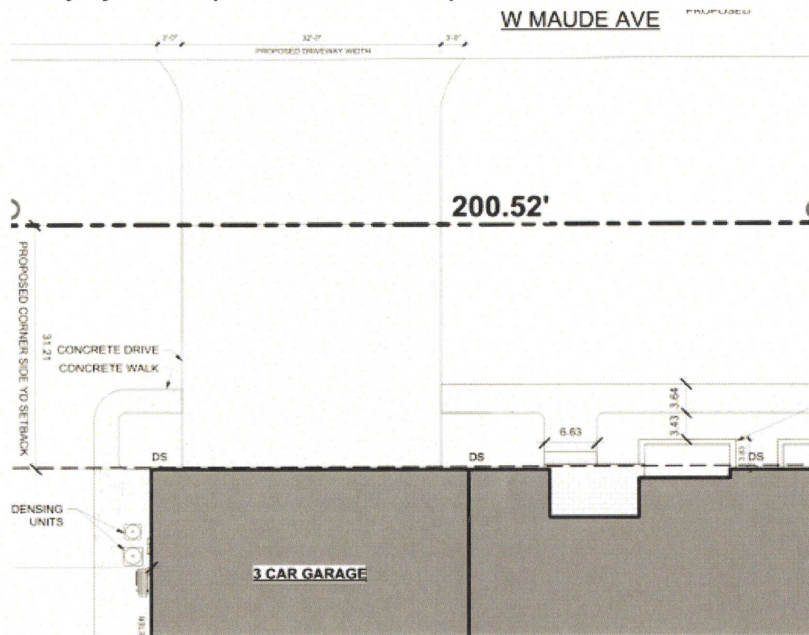


Image excerpt shows the proposed driveway serving the three-car garage along W. Maude Ave.

Neighbor Acknowledgment

By signing below, I/we confirm that we have reviewed the proposed driveway variance request for 1606 N Yale Avenue and have no objection to the proposed driveway plan.

Name	Address	Signature	Date
Alina Diamond	1603 N Yale Ave Arlington Heights 60004	[Signature]	6-26-26
Dipa Menta	1614 N Yale Ave Arlington Heights 60004	[Signature]	6-26-26
FRANK PORZO	1600 N YALE AVE	[Signature]	6-26-26
James Powers	1605 N. Chicago	[Signature]	6-26-26

Note: This acknowledgment is intended only to document neighbor support or lack of objection for the driveway variance request.

Thank you for taking the time to review our request.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
7/13/2026

Item: 3304 N. Betty Drive - ZBA26-00019
Department: Planning & Community Development

Item Description:
Requested Relief:

- A 1-foot variance from Chapter 28, Section 6.13-3 (b)(1) to allow a fence height of 4 feet on a thorough lot adjacent to a non-through lot, where the required maximum height is a 3 foot tall fence for through lots adjacent to non-through lots.

ATTACHMENTS:

1. Staff Report Packet - 7.13.26 - 3304 N Betty Dr

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Basmah Nadeem, Planner I
Hearing Date: July 13, 2026
Date Prepared: June 29, 2026
Project Title: LoVerde Residence
Address: 3304 N Betty Drive

Background Information

Petition Number: ZBA #26-019
Petitioner: Lana LoVerde
Address: 3304 N Betty Drive

Existing Zoning: R-E One Family Dwelling District

Requested Action/Background Information

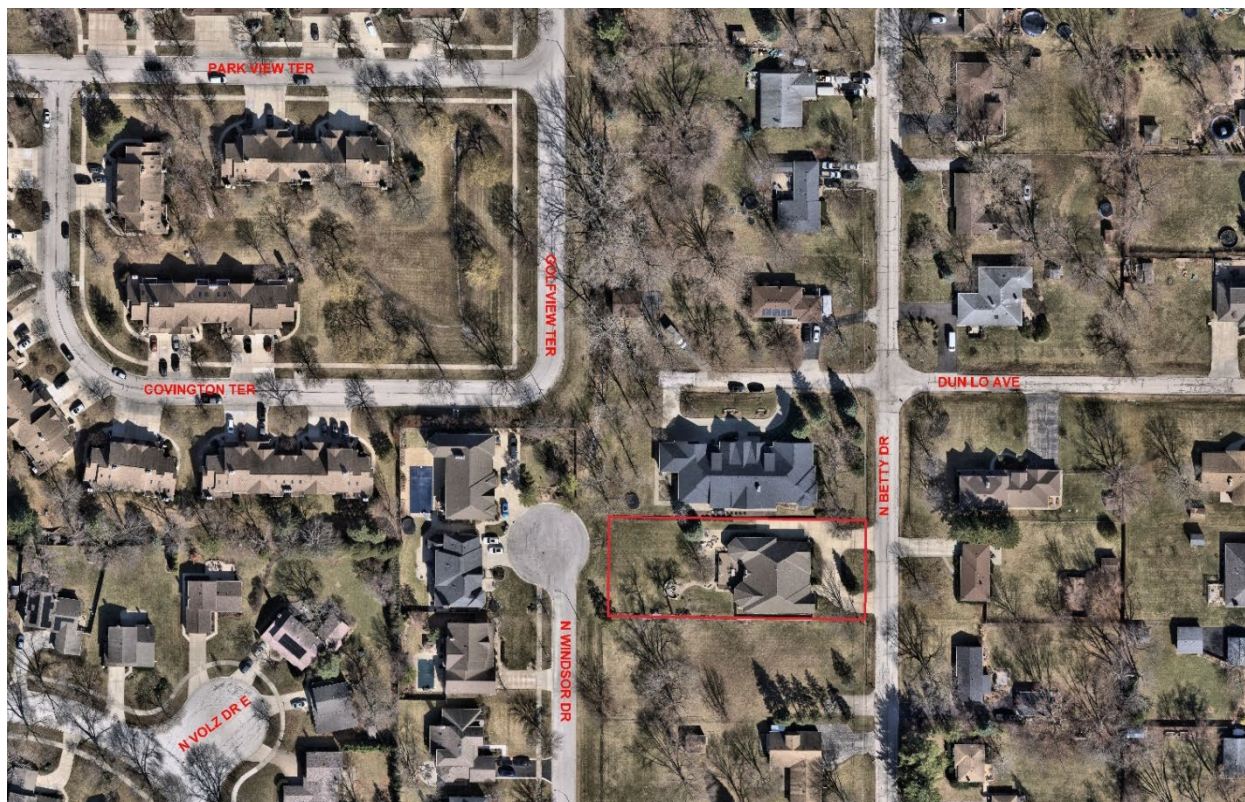
The petitioner is proposing a 4-foot open style, aluminum fence. The fence will be located in the rear yard, alongside the eastern rear property line as well as the northern and southern property lines. The rear property line faces N Windsor Drive and the front property line faces N Betty Drive. Lots fronting two parallel streets are considered through lots. Fences in rear yards of through lots cannot be over 3 feet tall if adjacent to a non-through lot. The property to the north of the subject site is not a through lot as it does not have frontages on parallel streets. Therefore, the applicant is requesting the following variation.

- A 1 foot variance from Chapter 28, Section 6.13-3 (b)(1) to allow a fence height of 4 feet on a through lot adjacent to a non-through lot, where the required maximum height is a 3 foot tall fence for through lots adjacent to non-through lots.

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



Lot Types in the Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/27/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/27/26	
3. Letter that was Mailed	✓	6/27/26	
4. Photographs of Sign on Property	✓	6/27/26	

Photographs of Existing Structure









NOTICE OF PUBLIC HEARING

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

- A 1 foot variance from Chapter 28, Section 6.13-3 (b)(1) to allow a fence height of 4 feet on a through lot adjacent to a non-through lot, where the required maximum height is a 3 foot tall fence for through lots adjacent to non-through lots.

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

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

LOT 79 IN DUN LO HIGHLANDS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 25 ACRES THEREOF) IN SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ARLINGTON HEIGHTS IN COOK COUNTY, ILLINOIS.

Commonly known as: 3304 N Betty Drive, Arlington Heights, IL 60004
Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.
Tom Drake, Chair
Zoning Board of Appeals
Dan Osoba (847) 368-5215
Planning and Community Development
Published in Daily Herald June 27, 2026 (336376)

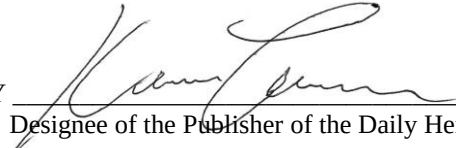
CERTIFICATE OF PUBLICATION

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 06/27/2026 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 # 336376

Village of Arlington Heights



To: Lana LoVerde
From: Basmah Nadeem
Department: Department of Planning and Community Development
File Number: ZBA 26-019
Project: 3304 N Betty Dr
Date: June 19, 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 6.13-3 (b)(1) (Fences in Through Lots) on through lots that are adjacent to non-through lots, fences in yards with road frontages may not exceed 36 inches and shall not contain any sharp points and must be an open fence.

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 Lana M. LoVerde
being the owner of the property commonly known as: 3304 N. Betty Dr., A.H., IL 60004
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Chapter 28, Section(s) 6.13 - 3
of the Arlington Heights Municipal Code, in order to: Install a 4 ft. fence

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed fence height will match the existing properties to the South with 4 ft. tall fences. (3226 N. Betty Dr. & 3218 N. Betty Dr.)

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 situation is unique in that my through-lot neighbors a non-through lot to the North. (3310 N. Betty Dr.) My backyard is adjacent to the west portion of the 3310 N. Betty property. This is their rear yard, not the front of the property.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): My fence is not being installed adjacent to the neighboring property's front yard. There is no neighboring front yard impacted.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): I am requesting approval for the installation of a 4 ft. fence to enclose the yard for my dog.

Signed: Lana M. LoVerde Date: 6-5-26
Petitioner

Installation of an aluminum puppy picket style fence as outlined on the plat of survey.

of



Scale: 1" = 2



BETTY

IMPORTANT

Dimensions are shown in feet and decimal parts thereof.

This survey is valid only if print has original seal and signature of surveyor present on it.

Compare above land description with deed.

Environmental and subsurface conditions were not examined as a part of this survey.

No search of the records for easements or encumbrances was made as a part of this survey.

Surveyor is not liable for damages in excess of remuneration received for this Survey.

State of Illinois }
County of Lake } S.S.

I, John M. Bruns, an Illinois Professional Land Surveyor, do hereby report that I have surveyed the above described property and that the plat hereon drawn is a scale representation of said survey.

Date: June 16, 1997

Signed: John M. Bruner
Illinois Professional Land Surveyor #35-2353
LAKE-COOK LAND SURVEY
118 Barrington Commons Ct., Suite 209
Barrington, Illinois 60010
Telephone: (847) 382-9572

Job No. 6605

Bill Vlachos
3310 North Betty Drive
Arlington Heights, IL, 60004
847-275-4504

June 2, 2026

Subject: Use of west side of property at 3310 North Betty Drive

Dear Village Representative,

I own the property at 3310 North Betty Drive. My property is just North of 3304 North Betty Drive.

We use the west side of our property as our backyard. We have no objection to our neighbors building a fence of their choice.

Sincerely,

 6/2/2026

Bill Vlachos

6/3/2026

Peter Bergman & Robin Bergman
3274 N. Windsor Drive
Arlington Heights, Illinois 60004
815-298-4733

SUBJECT: Fence Installation at 3304 N Betty Drive

Dear Village Representative,

We are the property owners west of 3304 N. Betty Drive.

We have no issue with our neighbor at 3304 N. Betty Drive installing a fence of their choice.

Regards,

Peter Bergman



Robin Olson-Bergman



Anthony LoVerde & Laura LoVerde
3278 N. Windsor Drive
Arlington Heights, IL 60004
847-980-6708

June 2, 2026

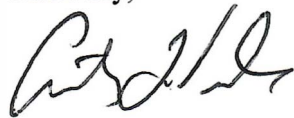
Subject: Installation of fence at 3304 N. Betty Drive

Dear Village Representative,

We own the property just West of 3304 N. Betty Drive.

We have no objection to our neighbor at 3304 N. Betty Drive installing a fence of their choice.

Sincerely,



Anthony LoVerde



Laura LoVerde

George LoVerde & Victoria LoVerde
3282 N. Windsor Drive
Arlington Heights, IL 60004
847-980-7586

June 2, 2026

Subject: Installation of fence at 3304 N. Betty Drive

Dear Village Representative,

We own the property just West of 3304 N. Betty Drive.

We have no objection to our neighbor at 3304 N. Betty Drive installing a fence of their choice.

Sincerely,


George LoVerde


Victoria LoVerde

LoVerde Management LLC
3226 N. Betty Drive
Arlington Heights, IL 60004
847-980-8781

June 2, 2026

Subject: Installation of fence at 3304 N. Betty Drive

Dear Village Representative,

LoVerde Management, LLC owns the property just South of 3304 N. Betty Drive.

We have no objection to our neighbor at 3304 N. Betty Drive installing a fence of their choice.

Sincerely,

LoVerde Management, LLC

A handwritten signature in black ink, appearing to read "M. A. LoVerde", written in a cursive style.

Michael A. LoVerde
Manager



Backyard views

3218, 3226, 3304



3218 Fence



3226 Fence



View of Windsor
3274, 3278





3304 view

from 3310



3310 View
from 3304