



AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
August 10, 2026
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. ZBA Minutes - 7/13/2026
 - B. 702 S. Chestnut Avenue - Findings 7/13/2026
 - C. 819 S. Bristol Lane - Findings 7/13/2026
 - D. 1606 N. Yale Avenue - Findings 7/13/2026
 - E. 3304 N. Betty Drive - Findings 7/13/2026
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 3245 N. Volz Drive - ZBA2026-00020
 - B. 603 N Beverly Lane - ZBA2026-00023
 - C. 1003 N Mitchell Avenue - ZBA2026-00024
 - D. 330 S Bristol Lane - ZBA2026-00025
 - E. 1857 W Spring Ridge Drive - ZBA2026-00026
- 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: 702 SOUTH CHESTNUT AVENUE - ZBA #26-016

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
 Arlington Heights, Illinois on the 13th day of July, 2026 at the hour of
 7:00 p.m.

MEMBERS PRESENT:

THOMAS DRAKE, Chairman
 RICK KOEBERNICK
 DAVID HOGABOOM
 FRANK PORTERA
 PETER SIABELIS
 JEFFREY LANAGHAN
 JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
 DARKO BOJIN, Planner I
 BASMAH NADEEM, Planner I
 CONNOR ROCKHILL, Intern

CHAIRPERSON DRAKE: Okay, hello, everyone. I'm going to call the meeting to order. This is the July 13th, 2026 Zoning Board of Appeals meeting.

Could Staff please take the roll call?

MR. OSOBA: Mr. Koebernick.

COMMISSIONER KOEBERNICK: Here.

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: Chair Drake.

CHAIRPERSON DRAKE: Here.

Okay, our next order of business appears to be the Pledge of Allegiance. The flag is in the corner. Let's stand, please.

(Pledge of Allegiance recited.)

CHAIRPERSON DRAKE: Item No. III on the agenda is approval of our minutes from June 8th, 2026.

Does anyone have any additions, corrections, comments?

(No response.)

CHAIRPERSON DRAKE: Hearing none, is there a motion to approve?

COMMISSIONER SIAVELIS: I'll move.

CHAIRPERSON DRAKE: Second?

COMMISSIONER LANAGHAN: Second. I'll second.

CHAIRPERSON DRAKE: All in favor?

(Chorus of ayes.)

CHAIRPERSON DRAKE: All opposed?

(No response.)

CHAIRPERSON DRAKE: Motion carries.

I'm going to go through the hearing procedures. Bear with me, it shouldn't take too long. We'll try to give you the short version here.

We have a seven-person Board here tonight. You will need four affirmative votes to get your petition approved. If you're the petitioner, you need to go four for seven. If your petition is denied, you cannot apply for a whole year.

The four elements that the Board is going to look at in order to assess your petition, and here they are:

1. That the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length 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.

It is your job to convince the Board and sway us to approve your petition. It's not our job to pull the information out of you. So, keep that in mind.

A variation shall only be permitted if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated. If you miss one of them, we'll ask about that.

The format of the meeting. The Chairperson opens the agenda item, provides introductory comments, and then we'll get a Staff presentation which is a brief overview of the project and the variances being requested. Each of you that is the petitioner will have a chance to make your case by way of documents and testimony and any other affidavits that you want to supply. We will swear you in and you must state your name and the respective names for the record of anyone else speaking.

Also, members of the public that are here can speak on the application. The speakers will be sworn in under oath. They need to state and spell their name clearly. We ask when you come up to the podium, speak clearly into the microphone because we're recording all of the conversation for the minutes.

Anyone that's not a petitioner that is going to speak about one of the petitions, I'm going to ask you to hold it to three minutes. If you go to three minutes and 10 seconds, not a problem, but we'd appreciate it if you would be concise in any comments that you have.

The applicant can make a closing statement after any remarks that are made by the public, and present any other evidence or testimony that they want to supply to us. After that, we'll go into deliberation and then take a vote. So, it's pretty straightforward.

At the end of the meeting, when we've reviewed all the petitions, anyone from the public that wants to make a comment could come up and we'll listen to that. Again, three minutes is the time limit on those comments.

So, with that, there's no Old Business, we're going to move to Item V which is New Business. 702 South Chestnut Avenue, that is ZBA #26-00016.

If we could have the Petitioner come up, and if the Staff could read the report?

MR. BOJIN: The property is zoned R-3 Residential Single-Family District, and the Petitioner is proposing to expand their existing driveway all the way to the north side lot line.

Therefore, the Petitioner is requesting the following variation:

- A three-foot variation from Chapter 28, Section 10.2-11.1(e) to allow a driveway to be built up to the side lot line where the required minimum setback is three feet.

Thank you.

CHAIRPERSON DRAKE: Well, could you state your name, please?

MR. FLYNN: Gregory Flynn.

CHAIRPERSON DRAKE: Address?

MR. FLYNN: 702 South Chestnut Avenue, Arlington Heights.

CHAIRPERSON DRAKE: All right, raise your hand.

(Witness sworn.)

CHAIRPERSON DRAKE: Okay, you've got the forum.

MR. FLYNN: Thank you. Forgive me for my public speaking skills. I'm behind a computer most days.

So, we currently have an existing eight-foot-wide driveway which funnily enough is not to code either, I think it's a minimum of nine feet. The goal was to be able to park our two cars side by side. We recently found out that it is good to be a two-car family when you have a little one running around. So, after our son was born, we bought a second car and I've been doing a lot of car swapping.

The other issue we have with our existing driveway is that, well, one issue is me not measuring how long the car I bought was before purchasing it. But when we park our two cars currently, we have, to not block the driveway, we have about an inch to the garage door and an inch between the cars. So, it's a little tight. The only car currently parked in the driveway is my son's little pushcart as we are accumulating more toddler toys as he gets bigger.

So, I learned about the setback requirement after trying to get posts for this job. Two organizations didn't mention it. I think that one based in Arlington Heights thankfully did point me in the right direction for the zoning, so we didn't accidentally go through the permit process or anything like that prematurely.

So, the goal, yes, is to go all the way to the side lot line. Again, we're a corner lot, so we're like, I get like, you know, if you build all the way to like the lot of your neighbor, it's like kind of annoying, especially if you have room to put a driveway elsewhere. We don't have that problem to the north side. I've talked to the neighbor on the other side of the street. He told me, "I don't care."

So, the other advantage here, too, is we have part of the foundation on the northwest side of the house, so that's the corner of the garage and the back fluctuates based on the contact with the soil. So, part of this is also to demolish the existing concrete in the area, put four pump jacks, forgive me, not the exact term, not my field of expertise. Then going all the way to the side lot line allows us to pitch the concrete to then shed as much water as possible because I'm learning the hard way that water plus foundation leads to a pretty sad time in my basement. So, I'm trying to do anything I can to get as much moisture away from the house.

So, that's kind of like of a brief overview. To address your four conditions for consideration specifically, first, again, my public speaking skills, excuse me. 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 is approved. We're going with concrete like most of our neighbors. My truck is also too heavy for asphalt anyways, which most of the driveways in the area are concrete. They go, and again this is anecdotal, most of the homes that I

see around me go to the right away from the house.

I know of I think two examples that went to the left and, you know, again, subjective, but I think that it doesn't look great to park right in front of the house, you know, like it's a strip mall. So, that's what I'm trying to avoid with expanding it to the left where I wouldn't need a variance. Again, the variance is only required because we are 75 feet wide of a lot. If we were 70 feet wide, the required setback would be zero feet, so that extra five feet is kind of biting me, but anyways, like I said, public speaking, and now I'm rambling.

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 unique circumstance here, it's actually kind of interesting in our block, is we are the only corner lot that actually frontages our driveway straight onto Chestnut. All the neighbors on every corner around have a rear garage which kind of solves a lot of the issues. Hindsight being 20/20, it would have been great to do that when I moved in, but we have already planted trees and done work in the backyard that I wouldn't want to rip up just to do this. I think this is simpler and easier.

The proposed variation is in harmony with the spirit and the intent of Chapter 28. Again, like if someone lived next door, if there was a sidewalk there, you wouldn't see me here because (a) I think it would look terrible and (b) it would be, frankly I think it would be an encroachment on someone else's property so I wouldn't be seeking this variation if anyone was directly next to me.

The variance requested is the minimum variance necessary to allow reasonable use of the property. With my measuring, we've got about 17 feet 10 inches of width here. I was hoping to get 18 feet, but you can't win them all. I'm not going to, you know, I can't go two inches into the parkway obviously, that's a big no-no. So, you know, we got close with 17 feet 10 to make this look, I think it will look pretty good, and allow us to park two cars side-by-side.

Yes, that is a lot of rambling from me. I'm happy to answer any questions.

CHAIRPERSON DRAKE: Okay, thank you. I think we'll see what questions the Board has.

Jeff?

COMMISSIONER LANAGHAN: Perfect, yes. So, if I heard correctly, you have three in the household, yourself, your wife and a young toddler?

MR. FLYNN: Yes, 24 months tomorrow.

COMMISSIONER LANAGHAN: Awesome, congrats.

MR. FLYNN: Thank you.

COMMISSIONER LANAGHAN: So, you have the two vehicles. Out of curiosity, what's in the garage now?

MR. FLYNN: The garage is partially a workshop for my carpentry hobby and is storage for, we have two strollers, we've got, like I said, my kid's car. I did try to fit my vehicle into the garage, but I would have to, I have a workbench in the back for woodworking, you know, I'd have to tear that all up. Our other vehicle, the smaller vehicle is a RAV4 and it used to just barely fit, but even like width-wise, it's just, it's not comfortable getting in and out, so it's --

COMMISSIONER LANAGHAN: No, I got you, okay. Thank you for

that. So, a question I have, if I'm looking at this correctly, you're taking the driveway/sidewalk all the way back to the rear of the house; is that correct?

MR. FLYNN: Yes. The intent there is again to shed water, but also what I want to do is we have currently shrubs for privacy and decorative from the back lot line corner all the way up to the back corner of the house. In doing this, I would extend that up and I'll kind of like create a little bit of a private parking area over there, like hopefully like, well, I'm trying to find like a non-ugly way to lock a bicycle up outside that kind of keeps it out of the elements. I haven't been successful yet.

COMMISSIONER LANAGHAN: Sure.

MR. FLYNN: But hopefully I'll find something, I can lock it up over there so I'm not like in and out of the garage as much.

COMMISSIONER LANAGHAN: Are you looking to actually park your car next to the garage or that's all going to be in front of it?

MR. FLYNN: It's all going to be in front of it. The downspout at the northeast corner would make that very difficult. I also don't think that would, I just think it would look like crap to park a car out there. Really the width there is to help me be able to back my truck up on that side for like landscaping projects and stuff.

COMMISSIONER LANAGHAN: Sure.

MR. FLYNN: And then I can unload right there. Where it's currently, I have to go through the garage and get my wife's car out of the way.

COMMISSIONER LANAGHAN: So, I mean, that's the one area I have a slight issue with. Would you be willing to potentially pull that off of the property line next to the house since you're not planning on parking there anyway, to leave your three-foot required setback and then from the house forward which would give you the two-car parking that you're looking for?

COMMISSIONER SIAVELIS: To the curb from the house?

COMMISSIONER LANAGHAN: Yes, from the house to the curb.

MR. FLYNN: I mean, I'd be open to it, but the advantage of, it's just nice being able to walk through there.

COMMISSIONER LANAGHAN: No, I get that, and I'm not opposed to giving you some additional sidewalk quite frankly but, you know, I think if I'm looking at this correctly, you have 6.7 feet. I don't know that you need 6.7-foot of concrete next to the garage. I'd feel better if that was, you know, 3.7 feet, leaving three-foot of green space. If you're trying to get, you know, moisture out of your basement, you know, pitching it to a dirt area makes, works a lot better than, you know, just a paved area that's going to runoff faster.

MR. FLYNN: Oh, yes. The plan here with just past the lot line would be to put in either like evergreens or other shrubbery. So, then regardless of the --

COMMISSIONER LANAGHAN: Got you. So, you're planning on doing that in the easement of the city or the Village.

MR. FLYNN: Yes. Yes.

COMMISSIONER LANAGHAN: Understanding that if the Village expands, you're going to lose all that work and all that plant material?

MR. FLYNN: Yes. I've already got a lot of, some cost along that line, and my neighbor behind me does, too. So, it would be a very sad day for a lot of

shrubs but, you know, it is, you know, at the end of the day it is the Village's property.

COMMISSIONER LANAGHAN: It is.

MR. FLYNN: I can't say anything about it, I can just make it look pretty, you know.

COMMISSIONER LANAGHAN: Got you.

COMMISSIONER SIAVELIS: So, are you more willing to support this if we condition it upon shrubs being planted there?

COMMISSIONER LANAGHAN: Yes, I think if you put some shrubs or something over there, that would work well. I'm not a huge part of having pavement or concrete up to the property line in general. I understand your hardship here with the parking and how that looks. Yes, if you put some shrubs there, I think that that would be fine.

MR. FLYNN: Oh, absolutely. I was actually just talking to my landscaper earlier in the week. The plan I told him was to go up to the front corner of the house once obviously all this --

COMMISSIONER LANAGHAN: Got you. Well, I guess I should ask Staff, can we condition that they plant on Village's property?

MR. OSOBA: We can condition that they coordinate with the Village to see if they can plant on Village property. The Zoning Board does not have the authority to grant someone or force someone to plant something on Village property.

COMMISSIONER LANAGHAN: Right.

MR. OSOBA: So, we have to word that carefully, but theoretically, you can have that condition be crafted so that the Petitioner would have to coordinate with the Village to see if additional landscaping could be included in that area.

COMMISSIONER LANAGHAN: Got you.

COMMISSIONER SIAVELIS: Where does the Village property, what are the dimensions of the Village property in that north end of the house, north side of the house?

MR. OSOBA: So, where it is, if you can see on the image --

COMMISSIONER SIAVELIS: Yes, and they're crystal clear in the --

MR. OSOBA: Yes, where this Rockwell Street is and it's kind of a dotted line, that is the street --

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: -- and the curb is that line there, and then this is all landscaping to the property line right here. I don't have a direct dimension, but --

COMMISSIONER SIAVELIS: So, from the curb to that line is Village property?

MR. OSOBA: Correct, yes.

COMMISSIONER LANAGHAN: Correct.

COMMISSIONER SIAVELIS: What's on that property right now, in that area right there?

MR. FLYNN: Currently, so right in the middle is one of our lovely giant sycamore trees that drops bark all over my yard. Then from the back corner

of the property line, or I have a laser pointer, don't I? So, from this back corner here all the way up to here is a variety of like dappled willows, a couple of different evergreen varieties. We did an exterior one to save money to --

COMMISSIONER SIAVELIS: In the Village's property you planted that?

MR. FLYNN: Yes.

COMMISSIONER SIAVELIS: And did you seek approval from the Village before you did that?

MR. FLYNN: I think we got a permit for the patio that we put in, that was part of that.

COMMISSIONER SIAVELIS: So, the answer is probably no to that question. But who maintains that strip of land adjacent to Rockwell Street and the curb?

MR. FLYNN: This?

COMMISSIONER SIAVELIS: Yes.

MR. FLYNN: I maintain that.

COMMISSIONER SIAVELIS: Yes?

MR. FLYNN: Yes.

COMMISSIONER SIAVELIS: Don't you find it ironic that it's the Village's property, but you maintain it?

MR. FLYNN: It's one of those ironic things that --

COMMISSIONER SIAVELIS: I count as a long-term resident here. I mean --

CHAIRPERSON DRAKE: Same as like everyone else.

COMMISSIONER SIAVELIS: Yes, all of our neighbors.

COMMISSIONER LANAGHAN: All of our neighbors, yes.

COMMISSIONER FOOTLIK: I think most villages are like that.

COMMISSIONER SIAVELIS: I know. I know, and that's why I find it ironic as well that if we're trying to make some modification or some improvement, we've got to be careful about planting bushes in an area that you actually maintain, but you don't own.

COMMISSIONER LANAGHAN: Right.

COMMISSIONER SIAVELIS: Because you're still responsible for maintaining it.

COMMISSIONER FOOTLIK: Yes. Same problem with, do we know if there's any infrastructure underneath in that parkway?

MR. FLYNN: Do you know? This is, again, just --

COMMISSIONER SIAVELIS: That's a question directed to the Staff.

MR. FLYNN: Oh, sorry.

COMMISSIONER SIAVELIS: I believe.

COMMISSIONER FOOTLIK: Yes, I'm sorry. Yes.

MR. OSOBA: We don't have that information here tonight. We can certainly check, and that's one of the considerations that we have to take a look at and why it's more prudent probably from a Zoning Board perspective to have, if that's something the Zoning Board wants to include as part of a condition, that it's worded that the Petitioner is coordinating with the Village on the feasibility of it

because there's a lot of pieces to that.

COMMISSIONER LANAGHAN: Right. So, we basically just say work with Staff to coordinate any potential, got it.

COMMISSIONER SIAVELIS: With a deferral to Staff if they say it's not feasible.

COMMISSIONER LANAGHAN: Right.

CHAIRPERSON DRAKE: Was that landscaping there when you bought the home? Was it there already?

MR. FLYNN: No.

COMMISSIONER LANAGHAN: Even the big trees that are out there?

MR. FLYNN: Sorry. The big sycamore was like the Village tree.

COMMISSIONER LANAGHAN: Yes, I'm looking at Google Earth and there are some large trees here.

MR. FLYNN: Yes.

COMMISSIONER LANAGHAN: I'm like, okay, there's no way you planted those and they got that big.

MR. FLYNN: Yes, it's just the trees that --

COMMISSIONER LANAGHAN: But you've, yes, again, the Village plants in their parkways and their right-of-way, so it makes sense. Okay, I have no further questions.

COMMISSIONER SIAVELIS: Is there a sidewalk there that runs parallel to the curb behind that on Rockwell? A sidewalk ends over there, it comes to a T, right?

MR. FLYNN: Yes, right there it ends. Like I said earlier, if there was a sidewalk here I think, you know, obviously the project would be --

COMMISSIONER SIAVELIS: Different?

MR. FLYNN: Terrible. I don't think there's any like pretty way to do that.

COMMISSIONER FOOTLIK: Can you tell us, is there a fire hydrant on that parkway there?

MR. FLYNN: No, the fire hydrant is here.

COMMISSIONER FOOTLIK: Right there?

MR. FLYNN: Yes.

COMMISSIONER FOOTLIK: Okay.

CHAIRPERSON DRAKE: Other questions from the Board?

(No response.)

CHAIRPERSON DRAKE: Okay, sir, thank you. We'll see if anyone from the public has a comment. Is there anyone out in the audience that would like to speak on this petition? Going once, going twice right now.

(No response.)

CHAIRPERSON DRAKE: Okay, we're going to close it down then for Board deliberation.

Jeff, would you mind starting?

COMMISSIONER LANAGHAN: Yes, no, happy to. Like I said, I don't really have an issue with the widening of the garage, or not the garage, the

driveway. I'm not thrilled with it running past the house. I understand some of the implications there so I can support this. We'll put a condition that they contact Staff to see if additional plantings, before you plant them, let's make sure you work with Staff on that.

MR. OSOBA: And Chair, through you, I would make a suggestion to that condition to be specific on the type of landscaping, because landscaping could be a broad variety of things and maybe that's what you'd like. But if you'd like more of a screening through shrubbery or that type of, you know specificity, maybe you can --

COMMISSIONER LANAGHAN: Right, like bring me shrubbery. Thank you, appreciate it.

COMMISSIONER SIAVELIS: So, with that in mind, you'll support it with, what, the condition of shrubbery being added?

COMMISSIONER LANAGHAN: Well, a condition that they work with Staff to approve shrubbery being added I think is the right way to word that, correct? Yes.

COMMISSIONER SIAVELIS: All right, I'll second that and support that.

COMMISSIONER FOOTLIK: I have a concern, Tom, about where this shrubbery would be planted because if you plant it a little bit too close to the roadway, you can actually be extending your side yard onto the Village property or it can appear that way. Do you, can you tell us how far from the lot line you're going to plant that shrubbery?

COMMISSIONER SIAVELIS: Hypothetical shrubbery?

COMMISSIONER FOOTLIK: The hypothetical shrubbery.

CHAIRPERSON DRAKE: Can you answer? Could you come back up so we can record that?

MR. FLYNN: So, just to make sure I understand the question correctly, between, so that would be from here to like here kind of?

COMMISSIONER FOOTLIK: Correct. How far from your lot line north?

MR. FLYNN: I think the current cut is probably around like 2.5 to three feet and so I would just continue that bed, sorry, to here. So, we're talking about 22.5 feet here because that's what that number is.

COMMISSIONER FOOTLIK: Are you planning on replacing that sidewalk that's existing also?

MR. FLYNN: This here?

COMMISSIONER FOOTLIK: Right there, yes.

MR. FLYNN: Yes, because it's sinking the wrong way in.

COMMISSIONER FOOTLIK: Back pitch towards your house?

MR. FLYNN: Yes.

COMMISSIONER FOOTLIK: Okay, I don't have any concerns.

COMMISSIONER SIAVELIS: Are you supportive of it if we motion with that condition as well about aligning with the existing shrubbery and not exceeding that set off from the house?

COMMISSIONER FOOTLIK: Yes.

COMMISSIONER SIAVELIS: Okay.

CHAIRPERSON DRAKE: Other comments, anyone?

(No response.)

CHAIRPERSON DRAKE: I'm good as well.

COMMISSIONER LANAGHAN: All right, with that, I will try to put a motion together that makes some sense. I move that we approve the petition as presented with the condition that, on the area adjacent to the house and the garage, they work with Staff to allow additional shrubbery be planted no more than three-foot from the property line.

COMMISSIONER FOOTLIK: That sounds good.

COMMISSIONER LANAGHAN: Does that seem like a reasonable request?

COMMISSIONER SIAVELIS: And with deference to the Staff to consider --

COMMISSIONER LANAGHAN: Yes, work with Staff. Yes, Staff would have full approve on that.

COMMISSIONER SIAVELIS: I'll second that.

CHAIRPERSON DRAKE: Okay, could we have roll call, please?

MR. BOJIN: Yes. Mr. Koebernick.

COMMISSIONER KOEBERNICK: Yes.

MR. BOJIN: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MR. BOJIN: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. BOJIN: Chair Drake.

CHAIRPERSON DRAKE: Yes.

Motion passes, thank you.

Good luck with your project. You don't need to stay, you're welcome to stay.

MR. FLYNN: Great, thank you.

CHAIRPERSON DRAKE: Have a good evening.

MR. FLYNN: You, too.

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

ZONING BOARD

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

OF APPEALS

RE: 819 SOUTH BRISTOL LANE - ZBA #26-017

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
 Arlington Heights, Illinois on the 13th day of July, 2026 at the hour of
 7:24 p.m.

MEMBERS PRESENT:

THOMAS DRAKE, Chairman
 RICK KOEBERNICK
 DAVID HOGABOOM
 FRANK PORTERA
 PETER SIABELIS
 JEFFREY LANAGHAN
 JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
 DARKO BOJIN, Planner I
 BASMAH NADEEM, Planner I
 CONNOR ROCKHILL, Intern

CHAIRPERSON DRAKE: Okay, we're going to move on to Item B under New Business, 819 South Bristol Lane, and that is ZBA #26-00017.

If we could have the Staff go ahead and read the report?

MR. BOJIN: Thank you.

The property is zoned R-E One-Family District, and the Petitioner is proposing to construct an addition in 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) 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) 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) 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.

Thank you.

CHAIRPERSON DRAKE: Great, thank you.

Hello.

MS. RHOARDARMER: Hi, good evening.

CHAIRPERSON DRAKE: Hi. Could you state your name?

MS. RHOARDARMER: Victoria Rhoadarmer.

CHAIRPERSON DRAKE: Okay, and could you raise your right hand?

(Witness sworn.)

MS. RHOARDARMER: All right, thank you for your help in explaining what's going on here. We are proposing and asking for permission to build an addition on the front of this house that is one-foot 11 inches in front of the existing front or west side of the garage. The existing conditions on the south side and the north side are preexisting. The house was built with the 0.05-foot on the north side, it was already like that so we are not changing that setback of the building, and the same applies to the south side.

We see some unique circumstances here personally. I'll start, I'll go through the houses over here. So, the house was originally built in the Scarsdale Estates, and all of those houses had the intent to be ranch homes. We're not seeking to impede on that design structure of the original neighborhood. The existing house already feels like it's a nice setback distance from the street. They have a good garden in front of the house, a roundabout driveway you can see, and it doesn't feel like it's encroaching on the street if you stand on their street. So, we're not looking to make sure that the house is any more imposing from the street.

Our intent is just to gain enough space on the inside for a very efficient kitchen design. So, we're just looking to accommodate just a kitchen that's updated enough with the modern appliances. The kitchen right now is currently the

original kitchen. I have photos of the original kitchen if you want to see it, and our proposed kitchen design, but that's what we're looking to do on the inside.

We're also not looking to block the view of the front entryway. So, you can see that little indentation that's seven and some feet wide, that's the front door. So, if someone were to come to the house, we don't want our addition that's proposed in the opposite hatched lines to interfere with like the view of where the front door is. We don't want it to get lost anywhere. So, that's one other thing.

The house already has a large gable on the front of the garage. It actually looks quite nice already. So, our double gable design adds to the home's, again, original design and intent, and we'll just add a second gable above the kitchen addition, tying in to the existing gable.

Our size of the addition is not near encroaching at all on the existing FAR like requirements for the lot.

To the point of not altering the character of the locale and the neighborhood, we're keeping the original style of the house like I mentioned with the double gables. We're keeping the ranch house, and we're using matching materials, the existing brick and the existing architecture of the house and the surrounding properties. We're trying to keep all of that intact.

Our hardship right now, I think I spoke to it a little bit already. We're proposing a small and efficient kitchen design on the front of the house. We actually already considered a larger addition on the back of the house which wouldn't require a variance, but that would accommodate today's kitchen needs and it would provide all the space for the new equipment in the kitchen, and they host all the holidays. So, that is what we were originally looking at, but the cost is prohibitive to the owners to do a large addition on the back of the house where that paver patio is now. So, we're trying to be more economical, scale it down to something that is using the existing space and reutilizing it and making as much of a minimal footage impact, but making the best and most use of the inside space.

Is there anything else that I didn't touch on or anyone has any questions?

COMMISSIONER PORTERA: I think you're good. Have you spoken to the neighbors at all? Have the homeowners spoken to the neighbors about this project at all?

MS. RHOARDARMER: Yes. So, we walked down the street taking all the measurements, because we were getting measurements up along the street, and some of them were outside. Everyone was walking, it was a nice spring day that it happened to be. Some of the neighbors came by.

Could I ask the homeowner who is here if she has gotten any comments or will that come later?

CHAIRPERSON DRAKE: We can call her up if she has to speak.

COMMISSIONER SIAVELIS: If she has some contradictory information that essentially contradicts what you just said.

MS. RHOARDARMER: Okay.

COMMISSIONER PORTERA: I guess for my purposes, are you aware of any negative feedback for the three variances you're asking for?

MS. RHOARDARMER: No, we're not aware of any negative

feedback.

COMMISSIONER PORTERA: And you said earlier in your presentation, the amount of space that you're adding on to the front, about how much is it different than it is right now?

MS. RHOARDARMER: It would be one-foot 11 inches from the front of the garage. So, the addition itself is six-foot-six from the front of the existing kitchen. So, we're only gaining 6.5 feet on the interior of the kitchen by 10-foot-wide, which is just enough as most of you know just to get a U-shaped kitchen inside.

COMMISSIONER PORTERA: Okay, yes, it's helpful to hear about your process and how you went through it and you were looking for the minimum amount of, you know, the variance and how you went through different plans. So, I don't really have any more questions.

CHAIRPERSON DRAKE: Anyone else on the Board?

(No response.)

CHAIRPERSON DRAKE: No? Good. All right, thank you.

Go ahead and have a seat.

We'll see if anyone else, is there anyone in the audience who would like to speak?

MRS. EIDEN: I'd like to speak for a moment, please. Thank you.

CHAIRPERSON DRAKE: Thank you. Could you state your name?

MRS. EIDEN: Evelyn Eiden.

CHAIRPERSON DRAKE: Could you raise your right hand?

(Witness sworn.)

CHAIRPERSON DRAKE: Thank you.

MRS. EIDEN: You're welcome, and I'm at 819 South Bristol Lane.

So, I want to thank you all for your time and consideration of our variance requests to allow for a front kitchen addition at our home at 819 South Bristol Lane. My husband and I made Arlington Heights our home over 31 years ago, and it remains one of the best decisions of our lives. We raised our two daughters here, and today we are blessed to have them, our sons-in-law, and our four grandchildren under the age of eight living nearby.

Our home is the central gathering place for the entire family's meals, holidays and celebrations. However, our kitchen still has its original 1950's layout, cabinets and countertops. It is outdated, cramped, and no longer functional or safe for a multigenerational family of 10. We initially investigated building a kitchen addition at the back of the home. However, senior citizens on a fixed income, we discovered that the high cost of a rear addition far exceeds our budget. By keeping the kitchen in the front and extending it slightly, we could achieve a safe, functional and accessible layout within our financial means.

This design will maintain the aesthetic harmony of the neighborhood while allowing us to age safely in place. After dreaming and patiently waiting for over 30 years, I hope to finally make this dream kitchen a reality so our family can continue to grow and gather here for many years to come.

We respectfully request your approval, and I did talk to neighbors. We have dogs, so I'm out walking them, meet everybody out in front,

and we asked neighbors on our side of the street and across the street, and everybody said it's about time, you have our support, good luck.

COMMISSIONER SIAVELIS: No opposition whatsoever?

MRS. EIDEN: No, none, and I did ask, when Vicki and my husband and I walked down the block, we introduced ourselves, indicated what our intention was. One neighbor on the south side thought we were extending out on each side and I clarified that for him and said no, it's in front and it's a modest space actually. We have a lot of landscaping, I'm a gardener so I maintain everything out front very nicely, so it will aesthetically look very nice and pleasing on the block. It's a lovely block I have to say.

So, that's all I have to say. Thank you all very much.

CHAIRPERSON DRAKE: Okay, thanks for your comments.

MRS. EIDEN: You're welcome.

CHAIRPERSON DRAKE: Anyone else who would like to speak?

(No response.)

CHAIRPERSON DRAKE: Okay, with that, we're going to close it down for Board discussion.

Frank, start us off?

COMMISSIONER PORTERA: Yes, thank you.

Thanks, Tom.

It's a reasonable ask in all three variances. We have two existing non-conforming uses that are obviously just here because they're non-conforming, the front yard setback. The petition was well prepared and presented. I don't see any kind of reason not to approve it, and I can definitely appreciate the multigenerational facts. I feel that my parents' house is kind of the headquarters for like my brothers' and all our families, so I appreciate that. I would be in favor of approving each of the three variances.

COMMISSIONER SIAVELIS: Yes, I agree with you, Frank. Let's not lose sight of the fact that the second variance sought is for six-tenths of an inch.

COMMISSIONER LANAGHAN: And it's an existing non-conforming.

COMMISSIONER SIAVELIS: I did the math.

COMMISSIONER LANAGHAN: Yes, yes.

COMMISSIONER SIAVELIS: So, it surprises me. Then the third variance sought is for 3.7 inches, and then the first variance sought is for 27 inches. I mean, that's pretty nominal, and we had a fantastic statement by the owner. Very well drafted, we could tell you spent time on that.

MRS. EIDEN: Thank you.

COMMISSIONER SIAVELIS: And we appreciate that.

COMMISSIONER LANAGHAN: Appreciated that, yes. No, I'll throw in the same thing. A slight correction, even if you'd put it on the back, you'd have been in here for the same three variances with a little bit different sizes. I live down the street; you guys did a great job with your house. This is very nominal; I can fully support it.

CHAIRPERSON DRAKE: Anybody else?

COMMISSIONER HOGABOOM: I'm just thoroughly impressed that you used the kitchen sink from the 50's.

COMMISSIONER SIAVELIS: Yes, you married a saint.

MRS. EIDEN: I tell him that all the time.

COMMISSIONER PORTERA: That's in the record now.

CHAIRPERSON DRAKE: I'm glad my wife didn't hear you; I'd be getting a new kitchen.

MR. EIDEN: I've heard it for 34 years.

COMMISSIONER SIAVELIS: Then you're finally wising up, right?

MRS. EIDEN: For like a long time.

COMMISSIONER SIAVELIS: All right, let's motion this up.

CHAIRPERSON DRAKE: Yes, do we have a motion?

COMMISSIONER PORTERA: I move to approve the three variances as presented.

CHAIRPERSON DRAKE: Do we have a second?

COMMISSIONER SIAVELIS: I'll second.

CHAIRPERSON DRAKE: Take the roll call, please.

MR. BOJIN: Yes. Mr. Koebernick.

COMMISSIONER KOEBERNICK: Yes.

MR. BOJIN: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MR. BOJIN: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. BOJIN: Chair Drake.

CHAIRPERSON DRAKE: Yes.

Motion is approved.

Good luck with your new kitchen. You have a beautiful home.

MRS. EIDEN: Thank you all very, very much.

MS. RHOARDARMER: Thank you.

MR. EIDEN: Thank you.

CHAIRPERSON DRAKE: You're welcome. Have a good evening.

MRS. EIDEN: You, too.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:38 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 1606 NORTH YALE AVENUE - ZBA #26-018

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of July, 2026 at the hour of
7:38 p.m.

MEMBERS PRESENT:

THOMAS DRAKE, Chairman
RICK KOEBERNICK
DAVID HOGABOOM
FRANK PORTERA
PETER SIABELIS
JEFFREY LANAGHAN
JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
DARKO BOJIN, Planner I
BASMAH NADEEM, Planner I
CONNOR ROCKHILL, Intern

CHAIRPERSON DRAKE: Item C under New Business, 1606 North Yale. That's ZBA #26-00018.

If we could have the Petitioner come up, and if we could have the Staff go through the report?

MS. NADEEM: So, 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 the relocation of the new driveway. The driveway is proposed to be 32 feet wide. This is permitted within 18 feet of a three-car garage's front elevation. From there, the driveway would be required to be 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 three-car garage's front elevation where the required maximum is 22 feet past 18 feet of a three-car garage's front elevation.

That is the conclusion.

CHAIRPERSON DRAKE: Thank you.

Are both of you signed in?

MR. HENSELER: Yes.

CHAIRPERSON DRAKE: Okay, could you state your name for the record, please?

MR. HENSELER: I'm Peter Henseler, architect with Thomas Architects.

MR. VARGHESE: I'm Denny Varghese, 1606 North Yale.

CHAIRPERSON DRAKE: Okay, could you raise your right hand?

(Witnesses sworn.)

CHAIRPERSON DRAKE: Okay, the floor is yours. Thanks.

MR. HENSELER: Yes, so the only thing I want to point out is this northern property line here, north of the, it's actually the side property line, corner side property line. The property is large, but actually because of that, because of the size of it and that being a corner side yard, it has somewhat of a restrictive buildable area. As you can see, it might be hard to tell what is the front of the house and what is the side of the house. When you're out at this intersection at Yale and Maude, you'll see that Maude, which is the street to the north, is primarily for multiple blocks the driveway access point for all properties that are like this.

So, this is a Residential Estate Zone, so just to the west of this property is one other property, meaning two properties on the entire block. So, we're requesting the wider driveway access beyond the 18 feet of the three-car garage because it's to the homeowner's benefit in terms of the planning of the home to position that garage as part of the north within the buildable area as we can allow so that they can, there you go, so that what you see to the southwest of the home, and that's where the brick pattern is, is the planned patio.

I can't recall if it was said in the introduction or not, but I'll point out this is not a constructed home, this is in for building permit right now which we just received the first round of comments back. Zoning was aware of this at the

time of submittal, and Engineering was aware of this at the time of submittal. So, they're awaiting word from the Board.

The other note about Maude Avenue which is the primary driveway access for all the homes or the properties along Maude there, is that because that's about 440 feet of block, the increase in driveway width that we're requesting is going from about five percent of that entire green space to each street to seven percent. Again, the reason for that is because of the garage being pushed as far north as we can get, it makes for that turn in and out of that third-car garage a little too tight. So, we're looking for a little added safety for that reason.

We feel it doesn't drastically affect the, or alter the character of the neighborhood in that sense. We've reached out to neighbors all within about 200 feet of the property. All have signed their approval. They've been presented what we showed here, plus a little more. I can let the homeowner Denny here speak so I'm not belaboring on too much.

MR. VARGHESE: No, I think you did a great job. So, my wife and I moved here, we live in the city, and we're looking to move to Arlington Heights and build our forever home. So, similar to the previous petitioner, we're trying to make this multigeneration for our family and close friends. So, we're talking about 20 to 30 years out, right?

So, part of those reasons is to make the access a little bit easier, but also my wife's family is pretty large. It's over 40 people in total. So, we do a lot of gatherings at our house and many of them are elderly with mobility concerns. So, part of the benefit of this is being able to have them park a little bit closer to the house when we have gatherings. Our neighborhood has no sidewalks in that area, so like you'd be on the street with the strollers and wheelchair as well.

As Peter said, we've talked to all the neighbors. They're in full support of this. We have no RVs or commercial vehicles. My wife and I don't have them so it's not supposed to be long-time storage at all. So, that's kind of the reason why we're trying to do this.

MR. HENSELER: Engineering Division is aware of the request and they are okay with it, which they've provided as comment as well.

COMMISSIONER SIAVELIS: So, are you building an entirely new house structure?

MR. HENSELER: There's currently an old ranch.

COMMISSIONER SIAVELIS: You're going to bulldoze that, right?

MR. HENSELER: Correct. We've been through Design Commission and which has been approved. It was the preference of the Design Commission to treat the eastern facade here which is along Yale as the design front of the home. Obviously, we're providing architectural character along the north side, but it was their preference to have that garage along Maude as well.

COMMISSIONER SIAVELIS: With that, was the issue with the driveway width addressed by Design Commission? I don't see it in here.

MR. HENSELER: No. It was not.

COMMISSIONER SIAVELIS: Yes, Engineering does not object to the proposed variance.

MR. HENSELER: Correct.

CHAIRPERSON DRAKE: What's going to happen to all those trees? A lot of big trees in that property.

MR. HENSELER: A lot of the trees on the property are dead and coming out, some as part of construction as well. The landscaping itself in terms of the south scaping plan back there isn't determined yet. That will come later, they're not really part of the building permit. There is significant drainage being accounted for on the property, so on the entire west, I call it 15 feet along the property, is where we're dumping a lot of our rainwater and draining that way. So, we've discussed planting of, I'll call it water-friendly species, but we haven't determined the final plan yet.

COMMISSIONER SIAVELIS: By water-friendly species, you mean plants or shrubs --

MR. HENSELER: Plants, yes.

COMMISSIONER SIAVELIS: -- that absorb a lot of water?

MR. HENSELER: Yes.

COMMISSIONER SIAVELIS: And this lot is a little over 200 feet wide, left to right, as we're seeing it, west to east, east to west?

MR. HENSELER: Yes, that's the depth, yes.

COMMISSIONER SIAVELIS: Yes, when you say depth, you've measured, you're saying depth off of --

MR. HENSELER: Because that's the side property line, so the technical property width is that one --

COMMISSIONER SIAVELIS: Yes, but that's the measurement that's being affected by the desired driveway is that western --

MR. HENSELER: The 200, yes.

COMMISSIONER SIAVELIS: Yes.

MR. HENSELER: And if you account for the parkway, so that thinner black line you see along there which is a drainage easement, that wraps around all the properties in this neighborhood.

COMMISSIONER SIAVELIS: Yes, if the screen, if the image was pushed a little bit, there you go. That's --

MR. HENSELER: There you go, yes.

COMMISSIONER SIAVELIS: Yes.

COMMISSIONER LANAGHAN: Is there actually a swale around?

MR. HENSELER: There is, yes.

COMMISSIONER LANAGHAN: Got you.

MR. HENSELER: So, there's a 12-inch culvert plan for this driveway extension from property line to street. You know, whether this is approved or not, obviously that needs to be accounted for.

COMMISSIONER SIAVELIS: How many folks are going to live in this house as the primary residents?

MR. VARGHESE: Well, our goal is to start a family. So, we hope to until we get four at least. Then her mom and aunt will eventually live in the house as well, too. So, at least six.

CHAIRPERSON DRAKE: How many drivers will you have at some point?

MR. VARGHESE: Well, right now it would be, my wife is going to buy a car when we move into Arlington Heights, so that would be two, and then a couple of kids as they grow up.

COMMISSIONER SIAVELIS: So, that's down the road.

MR. VARGHESE: Yes.

COMMISSIONER FOOTLIK: Is the three-foot flare on each side for aesthetics?

MR. HENSELER: That's the, no, that's not for aesthetics necessarily. I don't have an aesthetic preference with driveways in particular, but no, just ease of turning in. So, that driveway width of 32 feet is the straight width with the allowed three-foot taper on either side that's otherwise allowed within the code.

COMMISSIONER FOOTLIK: Oh, okay, thank you.

COMMISSIONER SIAVELIS: And when you're talking about the flare, you're talking about the feature right near the curb line?

COMMISSIONER FOOTLIK: Yes.

MR. HENSELER: Yes, within that last 32 feet.

COMMISSIONER FOOTLIK: On both sides.

MR. HENSELER: Or the three feet.

COMMISSIONER SIAVELIS: I would think you really need to buy a big snowblower before you buy anything.

MR. VARGHESE: Yes. We'll get a lot of exercise.

COMMISSIONER SIAVELIS: Yes, definitely. That's a big driveway, plus your sidewalks and stuff.

MR. VARGHESE: We don't --

COMMISSIONER SIAVELIS: What?

MR. VARGHESE: There's no sidewalks.

COMMISSIONER SIAVELIS: Well, you're going to.

MR. VARGHESE: Oh, yes. Around the house, yes.

MR. HENSELER: Yes, that's one of the challenges with the street I'll say because, and the design of the home which we won't be getting to too much, but just being on Yale, most parking might end up on Yale. So, providing more off-street parking along Maude I think is to our benefit which is why we need that entry walk that you just brought up, because otherwise, you know, walking through that drainage easement which we want to avoid, but we also can't provide a walk to the street there through that easement. It seems a little tricky.

COMMISSIONER SIAVELIS: How many cars do you think will fit on this driveway assuming it gets passed and we grant you this variance and it's built as drawn?

MR. HENSELER: Within the property? I think there'd be three possible parked uncovered, meaning not in the garage.

COMMISSIONER SIAVELIS: Yes, right. Three deep to the curb or three in width?

MR. HENSELER: Oh, no, three.

COMMISSIONER LANAGHAN: You've got 31 feet.

MR. HENSELER: Yes, side to side.

COMMISSIONER LANAGHAN: Cars are 20-ish.

COMMISSIONER SIAVELIS: Ish, and then you double one behind it.
 COMMISSIONER LANAGHAN: Yes. Well, and I was going to ask, do you know how far the easement is? Edge of pavement to the property line, is that 20-ish feet I'm eyeballing there? You got 31 from --

MR. HENSELER: From the street to the property line?

COMMISSIONER LANAGHAN: Yes, yes.

MR. HENSELER: Yes, it's about 15, I think it's 18 feet maybe.

COMMISSIONER LANAGHAN: Yes, got it. I was eyeballing 20,
 but --

MR. HENSELER: Yes.

COMMISSIONER LANAGHAN: -- 18 could be right. Okay, so you got another car off the property as well. Three across, so three by, you know, six probably. I don't think you could get nine.

COMMISSIONER SIAVELIS: I don't have anything else.

CHAIRPERSON DRAKE: Anything else?

COMMISSIONER SIAVELIS: No further questions from me.

CHAIRPERSON DRAKE: Anyone else on the Board?

(No response.)

CHAIRPERSON DRAKE: No.

COMMISSIONER SIAVELIS: Does this house -- actually, I do have a question, I apologize. I said I didn't.

CHAIRPERSON DRAKE: Go ahead.

COMMISSIONER SIAVELIS: I was looking at the image. Does this house, or was this house abandoned? Was there anybody living in this house? Because it looked like it kind of fell in disrepair.

MR. VARGHESE: There was someone previously living in the house, correct.

COMMISSIONER SIAVELIS: Okay.

MR. VARGHESE: Yes.

COMMISSIONER SIAVELIS: It wasn't abandoned, not that you're aware of it.

MR. VARGHESE: No. No, no, there was someone living in the house when we purchased it.

COMMISSIONER SIAVELIS: Okay, good to know.

CHAIRPERSON DRAKE: Okay, anything else, guys?

(No response.)

CHAIRPERSON DRAKE: Nothing else, okay, thank you. You can have a seat.

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

(No response.)

CHAIRPERSON DRAKE: No, okay. We'll close it down for Board discussion.

Would you start us off?

COMMISSIONER SIAVELIS: Sure, certainly. I welcome the opportunity, Mr. Chairman.

So, I think after hearing the explanation, this is reasonable. At

first, when I saw the papers, I was really stumped by this. Well, not really stumped, but I was skeptical is a better way to refer to this, but it makes sense.

I understand what you're trying to do. You're bulldozing this house. You have a great piece of property; you're trying to utilize the configuration and the layout in a safe manner. You have a large extended family, you're hoping to have a larger nuclear family, right? This makes sense.

We have no neighborhood opposition. We have no opposition from the Engineering Department, which is good for you because if you did, that would be a different story for us, but with all that in mind, I could support this.

CHAIRPERSON DRAKE: Anyone else?

COMMISSIONER LANAGHAN: Yes, sure. I don't love the driveway being this wide. I understand it, don't get me wrong, I do understand it. I do applaud you for bringing your mother-in-law and aunts and what have you into the family as well. Not an easy thing to do, but I do recognize that. Based on the overall size of the lot, I can support this.

COMMISSIONER SIAVELIS: Yes, that's the thing. It's a little over 200 feet --

COMMISSIONER LANAGHAN: It's 20,000 square-foot, not counting the parkways around it.

COMMISSIONER SIAVELIS: Right. When you have a nice driveway like that and you have kids, that begets other kids in the neighborhood coming over, playing hoops there and all sorts of fun stuff.

COMMISSIONER LANAGHAN: Yes. Good luck having them there.

COMMISSIONER SIAVELIS: So, you'll be having them like everybody else's kids do because they're going to be there on that driveway.

MR. VARGHESE: That's okay.

COMMISSIONER HOGABOOM: I was just going to say I know the neighborhood and there aren't sidewalks, so it's difficult for kids to get around in there. It's not a busy thoroughfare but, you know, a bigger driveway will help.

COMMISSIONER SIAVELIS: Yes, you have to keep them on that driveway away from the street.

COMMISSIONER LANAGHAN: Yes, for sure.

CHAIRPERSON DRAKE: It was smart to get the neighbors to sign the document for you, and what you're doing is a massive improvement over what's there right now. I was in your front yard this afternoon and, I mean, I hope this gets approved because it just, you know, it needs to be done.

COMMISSIONER SIAVELIS: Yes. With that in mind, I move for approval of the variances set forth in the petition.

CHAIRPERSON DRAKE: So, is there a second?

COMMISSIONER LANAGHAN: I'll second it.

CHAIRPERSON DRAKE: Take the roll call, please.

MS. NADEEM: Mr. Koebernick.

COMMISSIONER KOEBERNICK: Yes.

MS. NADEEM: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MS. NADEEM: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.
MS. NADEEM: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MS. NADEEM: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MS. NADEEM: Mr. Siavelis.
COMMISSIONER SIAVELIS: Yes.
MS. NADEEM: Chair Drake.
CHAIRPERSON DRAKE: Yes.

Motion passes, your petition is approved. Thank you and good luck.

MR. VARCHESE: Thank you, guys.

MR. HENSELER: Thank you.

CHAIRPERSON DRAKE: You're welcome to stay and you can certainly leave. Have a good evening.

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

ZONING BOARD

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

OF APPEALS

RE: 3304 NORTH BETTY DRIVE - ZBA #26-019

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
 Arlington Heights, Illinois on the 13th day of July, 2026 at the hour of
 7:53 p.m.

MEMBERS PRESENT:

THOMAS DRAKE, Chairman
 RICK KOEBERNICK
 DAVID HOGABOOM
 FRANK PORTERA
 PETER SIABELIS
 JEFFREY LANAGHAN
 JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
 DARKO BOJIN, Planner I
 BASMAH NADEEM, Planner I
 CONNOR ROCKHILL, Intern

CHAIRPERSON DRAKE: Okay, we're going to move on to the last item, Item D, 3304 North Betty Drive. That's ZBA #26-00019.

If the Petitioner could come up, please, and if the Staff could give us your report?

MS. NADEEM: The Petitioner is proposing a four-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 North Windsor Drive and the front property line faces North Betty Drive. Lots fronting two parallel streets are considered through lots. Fences in rear yards of through lots cannot be over three 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 one-foot variance from Chapter 28, Section 6.13-3(b)(1) to allow a fence height of four feet on a through lot adjacent to a non-through lot, where the required maximum height is a three-foot tall fence for through lots adjacent to non-through lots.

CHAIRPERSON DRAKE: Thank you.

State your name please, ma'am.

MRS. LOVERDE: Lana LoVerde.

CHAIRPERSON DRAKE: Okay, could you raise your right hand?

(Witness sworn.)

CHAIRPERSON DRAKE: Okay.

MRS. LOVERDE: Okay, well, good evening, everybody. I am not only the Petitioner, but I'm also the homeowner of this property. My variance request is for the minimum needed to provide safety for my dog. It will keep her contained and keep her in the yard and keep animals, other animals out. As of right now, I have to keep her on a lead which she trips over, she gets tangled, it chokes her. I think having the freedom in her own yard would be good for her.

The proposed fence will be compatible with the height of the neighboring fences which are also four feet. It will not stand out as being different than any other neighboring fence that's already present, and it will be aesthetically appealing to all houses around.

The fence that I am requesting is indeed neighboring a non-through neighbor's yard, but that is not their front yard, it's actually their side yard. So, and due to the letters from all my surrounding neighbors in favor of my fence, I don't know how to use this, I'm guessing this is it?

MR. OSOBA: Yes.

MRS. LOVERDE: Okay, so my house, this is the non-through yard, backyard of the house, their front faces here. This is a cul-de-sac. I have largely, one, two, three homes there, and the house that faces over here. Everybody seems to be in favor of it, and again I think this will provide safety for my dog.

COMMISSIONER SIAVELIS: What kind of dog?

MRS. LOVERDE: She is a mix. I have a picture; do you want to see it?

COMMISSIONER FOOTLIK: How big?

MRS. LOVERDE: My dog?

COMMISSIONER FOOTLIK: Yes.

MRS. LOVERDE: She's about 20 pounds, but she's a jumper. So, I really think she would be able to jump a three-foot fence. I know she would. I have little things in my house --

COMMISSIONER SIAVELIS: A three-foot fence is not a high fence.

MRS. LOVERDE: Yes, and there's coyotes in the yard and she will just take off and run. So, that's --

COMMISSIONER SIAVELIS: The coyote can get over that three-foot fence.

CHAIRPERSON DRAKE: Yes, very easily.

MRS. LOVERDE: Yes, and I do understand that. So, I would not leave her out there by herself, but I would like to be able to read a book in the yard and let her run and enjoy the space that I have. I have a nice backyard and I'd love her to enjoy it.

COMMISSIONER LANAGHAN: And this is for your northern property line only? The other two, if I heard that correctly, you're allowed to be four-foot; is that correct?

MRS. LOVERDE: I don't really know. All I know, I don't know, that's a question for you I think.

MS. NADEEM: The northern property line?

COMMISSIONER LANAGHAN: Yes, that's the one that's adjacent to the non-through lot, right?

MRS. LOVERDE: That is correct.

MS. NADEEM: No, it would be for generally any fence in the rear yard. Since it's in the rear yard and it's adjacent to a non-through lot, it's any kind of fence that's in the rear yard that would be --

COMMISSIONER LANAGHAN: Got it. That part I get, so I guess the question I have is the through lot that they're adjacent to on the south, those can be four-foot; is that correct? No? It's three-foot for any fence in the rear yard?

MS. NADEEM: That's correct.

COMMISSIONER LANAGHAN: Okay.

MR. OSOBA: If you're adjacent, if it's a through lot and it's adjacent to a non-through lot, that whole rear yard is more or less --

COMMISSIONER LANAGHAN: It doesn't matter, it's not just the adjacency, it's anywhere back there?

MR. OSOBA: Correct, yes.

COMMISSIONER LANAGHAN: So, just to get, and I'm sorry, just to get it for my own clarification, if this is one of the through lots down to the south, those fences could be four-foot?

MS. NADEEM: That's correct.

COMMISSIONER LANAGHAN: Okay, got it. Thank you.

MRS. LOVERDE: And they are indeed four feet, the neighbors to the south of me.

COMMISSIONER LANAGHAN: Yes, got it.

COMMISSIONER FOOTLIK: I have a question for Staff. What's the

spirit and intent of that code to be three feet?

MR. OSOBA: So, if you can see my mouse, I don't know if you can on the screen here, but this red property, this is the subject property and this is a through lot, meaning that you have frontage on the front which is here to the east and frontage here to the west. This lot technically does not have any frontage on the western portion of the property. So, theoretically, this house doesn't have this condition, but the code is written for all circumstances.

Theoretically, this house could have a yard that's a front yard on this side of the property, on the western side of the property. The intent of code is to match, to make sure that someone doesn't put up potentially a six-foot privacy fence adjacent to someone's front yard.

COMMISSIONER FOOTLIK: Okay, thank you.

COMMISSIONER LANAGHAN: Good question.

COMMISSIONER HOGABOOM: First of all, thanks for coming in here today. Do you have an existing fence on there now?

MRS. LOVERDE: I do.

COMMISSIONER HOGABOOM: Okay, the fence looks great. All of the letters are obviously from your neighbors?

MRS. LOVERDE: Yes.

COMMISSIONER HOGABOOM: And that gives us a good view of what your neighborhood is expecting here, so it's great. The Engineering Department didn't have an objection to it at all.

MRS. LOVERDE: That is correct.

COMMISSIONER HOGABOOM: So, I mean, it seems simple. I don't have any questions on my side.

CHAIRPERSON DRAKE: How long have you lived in the home? Maybe you said that, if you did --

MRS. LOVERDE: How long have I lived there?

CHAIRPERSON DRAKE: How long have you been in the home?

MRS. LOVERDE: I've been there for 10 years.

COMMISSIONER SIAVELIS: How old is this dog?

MRS. LOVERDE: She is eight, and I do walk her every day. I think my neighbors are tired of seeing me in my, you know, in my pajamas every morning walking my dog. So, they'll be thankful for this yard, or for the fence.

COMMISSIONER SIAVELIS: Fair enough.

CHAIRPERSON DRAKE: Okay, any other questions?

COMMISSIONER LANAGHAN: Nice job in getting your neighbors to sign this by the way.

MRS. LOVERDE: Thank you.

COMMISSIONER FOOTLIK: Yes.

CHAIRPERSON DRAKE: Okay, would you have a seat and we'll talk about this?

MRS. LOVERDE: Sure, thank you.

CHAIRPERSON DRAKE: Anyone else in the audience who would like to come up and speak?

(No response.)

CHAIRPERSON DRAKE: No, I think we're good.

All right, discussion from the Board? Thoughts?

Dave, you can start it off.

COMMISSIONER HOGABOOM: Yes, you know, I just would say that I think the fact that there's a number of letters that spell it out pretty easily that they're in approval, obviously you have a good neighborhood and, you know, they're interested in their community if they're providing letters for you. So, that's it. I'll keep it to that unless there are any other questions.

CHAIRPERSON DRAKE: Anyone else?

COMMISSIONER FOOTLIK: I like the fact that this is an open fence and not a privacy fence.

COMMISSIONER HOGABOOM: Yes, it's a nice-looking fence.

COMMISSIONER FOOTLIK: Yes.

CHAIRPERSON DRAKE: Okay, do we have a motion?

COMMISSIONER HOGABOOM: I'd like to make a motion to approve the variance as requested.

CHAIRPERSON DRAKE: Is there a second?

COMMISSIONER KOEBERNICK: I'll second.

CHAIRPERSON DRAKE: Okay, can we have roll call, please?

MS. NADEEM: Mr. Koebernick.

COMMISSIONER KOEBERNICK: Yes.

MS. NADEEM: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MS. NADEEM: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MS. NADEEM: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MS. NADEEM: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MS. NADEEM: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MS. NADEEM: Chair Drake.

CHAIRPERSON DRAKE: Yes.

The motion passes, your petition is approved.

I can't see you over here.

MRS. LOVERDE: Thank you.

CHAIRPERSON DRAKE: Have fun with your dog and your new fence.

MR. LOVERDE: Thanks for seeing us. Appreciate it.

CHAIRPERSON DRAKE: You're welcome. Have a good evening.

All right, do we have any other business, Dan?

MR. OSOBA: No, we don't.

CHAIRPERSON DRAKE: Okay, anyone from the public who would like to comment?

(No response.)

CHAIRPERSON DRAKE: Hearing none, do we have a motion to

adjourn?

COMMISSIONER SIAVELIS: I'll move to adjourn.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON DRAKE: All in favor?

(Chorus of ayes.)

CHAIRPERSON DRAKE: All opposed?

(No response.)

CHAIRPERSON DRAKE: We are adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:02 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

JULY 13, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 702 S. Chestnut Ave. – Flynn Residence

Applicant: Gregory Flynn

Zoning Relief Requested:

- 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.

Date of Publication: 6/27/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom, Koebernick

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

The petitioner is proposing to expand their existing driveway. The proposed driveway will extend to the north side lot line. This lot line is approximately 19 feet from the curb of W. Rockwell Street. Additionally, there are two existing Village-owned trees within the right-of-way; however, there is no sidewalk on W. Rockwell Street.

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 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.**

CONDITION OF APPROVAL: The petitioner shall work with Village Staff to plant shrubs adjacent to the house and garage planted no more than 3 feet north from the property line [on W. Rockwell Street] to the extent permitted by the Village.

Reason for Determination:

The petitioner testified as to the hardship indicating that the existing driveway is short, which makes it difficult to park two cars without blocking the sidewalk on S. Chestnut Avenue. The Zoning Board commented that the request will help the family safely use the driveway; however, the Board had concerns regarding the expansion along the northern wall of the house. The Zoning Board conditioned their approval on the applicant working with Village staff to determine the feasibility of installing screening landscaping in the form of shrubbery along the north property line. Upon initial discussions with Village Staff, the homeowner may install landscaping within the right-of-way as required by this condition of approval. Review of the placement and species of such landscaping shall be conducted upon submittal of a building permit for the driveway widening.

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: July 13, 2026

Tom Drake, 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

JULY 13, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 819 S. Bristol Ln. – Finn Residence

Applicant: Patrick and Katie Finn

Zoning Relief Requested:

- 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.

Date of Publication: 6/27/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom, Koebernick

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

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.

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 2.25-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.

Reason for Determination:

The petitioner testified as to the hardship indicating that the existing kitchen is small and has not been updated since the house was first built. The Zoning Board commented that the request is reasonable, and that two of the variances were for only a few inches.

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: July 13, 2026

Tom Drake, 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

July 13, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1606 N Yale Avenue – Varghese Residence

Applicant: Denny Varghese

Zoning Relief Requested:

- 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.

Date of Publication: 6/27/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom, Kobernick

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

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.

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 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.**

Reason for Determination:

The petitioner spoke as to the hardship, citing the necessity of the proposed driveway width for easier access and mobility assistance with elderly family members. The petitioner also noted the lack of sidewalks in the neighborhood. The Zoning Board noted the opportunity for a community gathering area for children on the driveway.

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: July 13, 2026

Thomas Drake, 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

July 13, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 3304 N Betty Dr – LoVerde Residence

Applicant: Lana LoVerde

Zoning Relief Requested:

- **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.**

Date of Publication: 6/27/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom, Kobernick

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

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.

For Variation Requests:

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

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

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

 X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

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

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

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

Relief Granted (if any):

- **A 1 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.**

Reason for Determination:

The petitioner spoke as to the hardship, citing the necessity of the proposed fence height to provide safety for their dog. The Zoning Board was appreciative of the fence style and the community involvement.

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: July 13, 2026

Thomas Drake, 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
8/10/2026**

Item: 3245 N. Volz Drive - ZBA2026-00020

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 2-foot variation from Chapter 28, Section 10.2-11.1(b) (Off Street Parking and Loading) to allow a driveway 24 feet in width where the maximum width per code is 22 feet.

ATTACHMENTS:

1. Staff Report Packet 3245 N. Volz Drive

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: August 10, 2026
Date Prepared: July 23, 2026
Project Title: Ewig Residence
Address: 3245 N. Volz Dr.

Background Information

Petition Number: ZBA #26-020
Petitioner: Mark Ewig
Address: 3245 N. Volz Dr.

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 8,750 square feet. The petitioner is proposing to expand their existing driveway to the west. Therefore, the petitioner is requesting the following variation:

- A 2-foot variation from Chapter 28, Section 10.2-11.1(b) (Off Street Parking and Loading) to allow a driveway 24 feet in width where the maximum width per code is 22 feet.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7.24.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	7.24.26	
3. Letter that was Mailed	✓	7.24.26	
4. Photographs of Sign on Property	✓	7.24.26	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, August 10, 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-foot variation from Chapter 28, Section 10.2-11.1(b) (Off Street Parking and Loading) to allow a driveway 24 feet in width where the maximum width per code is 22 feet.

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

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

LOT 309 IN NORTHGATE UNIT NO. 3, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 8 AND IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 3245 N Volz Dr.

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

Published in Daily Herald July 25, 2026 (338961)

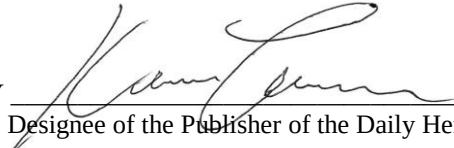
CERTIFICATE OF PUBLICATION

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 07/25/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 338961

Village of Arlington Heights



To: Mark Ewig (Owner)
From: Darko Bojin
Department: Department of Planning and Community Development
File Number: ZBA 26-020
Project: 3245 N. Volz Dr.
Date: July 31, 2026

ZONING COMMENTS:

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

- A 2-foot variation from Chapter 28, Section 10.2-11.1(b) (Off Street Parking and Loading) to allow a driveway 24 feet in width where the maximum width per code is 22 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-foot variation from Chapter 28, Section 10.2-11.1(b) (Off Street Parking and Loading) to allow a driveway 24 feet in width where the maximum width per code is 22 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 Mark Ewig

being the owner of the property commonly known as: 3245 N Volz Dr East

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

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

Request width extension of driveway up to 25ft

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 8' total extension plan aligns with many similar driveways within the Northgate neighborhood. The extra 2' needed should not affect the aesthetics of 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): We have lived in this house for over 10 years and our 3 kids are staring to become of driving age.

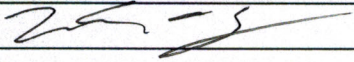
Our driveway is short and can only accomodate 2 additional cars. The 8' extension will allow for the eventual extra car of our 5 family members.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Expansion will still be well within the 50% front yard impervious coverage.

It aligns with the neighborhood's character, as several Northgate house utilize similar wider driveway configurations to accommodate modern family vechicles safely off the public street.

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

Plans call for a total driveway width of approximately 24'. This includes the 8' extension, which is a resonable minimum width for a car to park and aligns to the walkway to the back yard.

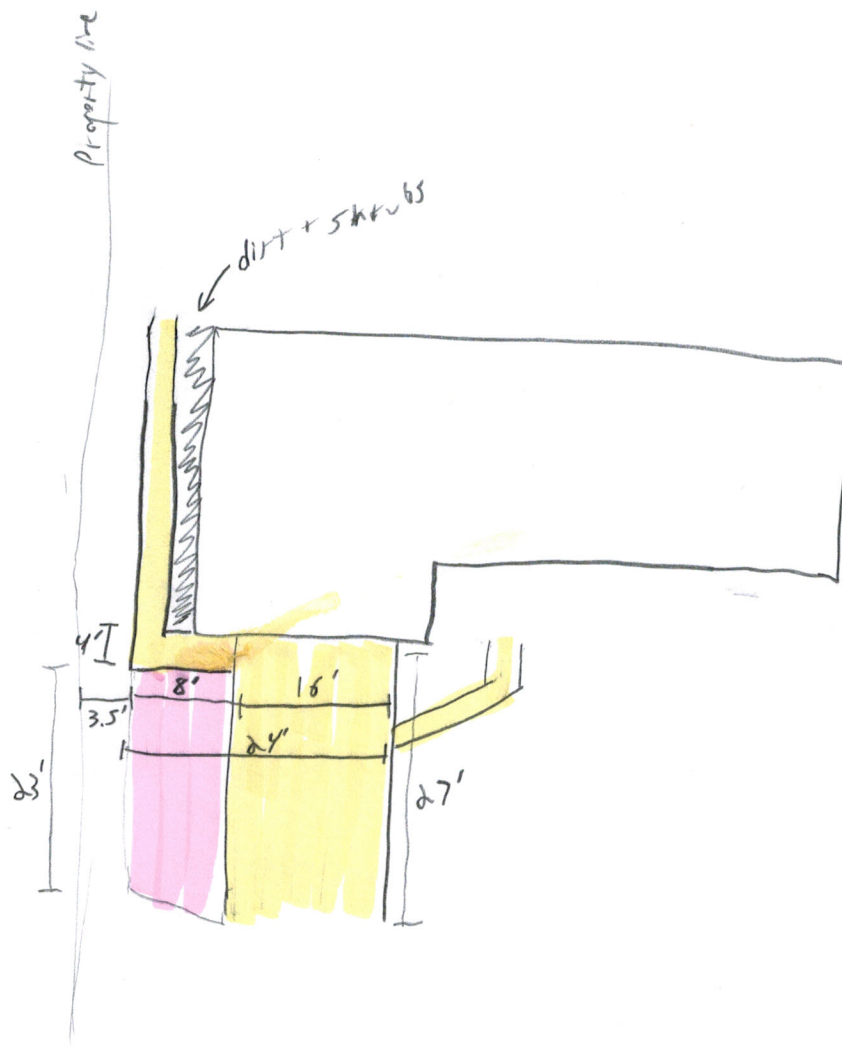
Signed: 

Date: 6/10/26

Petitioner

Our Project Plan is to replace our deteriorating driveway at 3245 N Volz Dr E. The driveway is currently 16' x 27' blacktop. Our family consists of five people. Three of which are kids who are starting to come up to driving age. We are future planning with this large expense in order to fit multiple cars on the driveway. Due to this, we would like to do an extension to the side of the garage. We have seen many neighbors do this in the Northgate neighborhood. To allow for a standard car to fit and account for door swing, we plan do to an 8' extension. The extension would also line up with the already existing sidewalk to our backyard. The extension would put us ~2' over the maximum (Sect 28-10.2-11.1). Many existing Northgate homes already have this. So, we are requesting a variance to allow up to 25' width.

(Not part of variance request, but also part of the Project Plan is to replace both the two service walks).

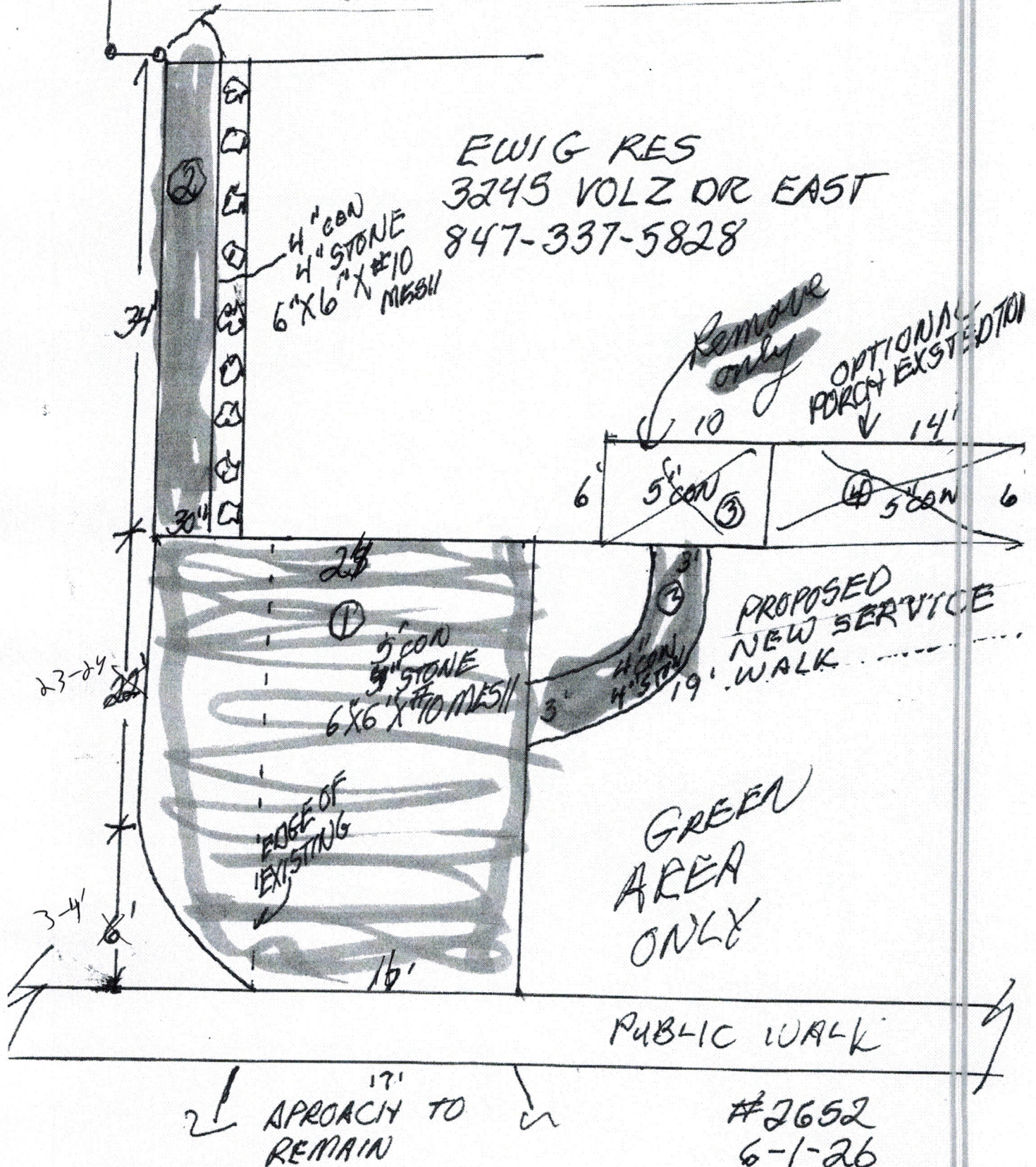


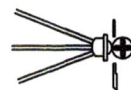
Proposal

2 OF 2



Creative Concrete Company
1040 Butter Bay Ct.
Elgin, IL 60120

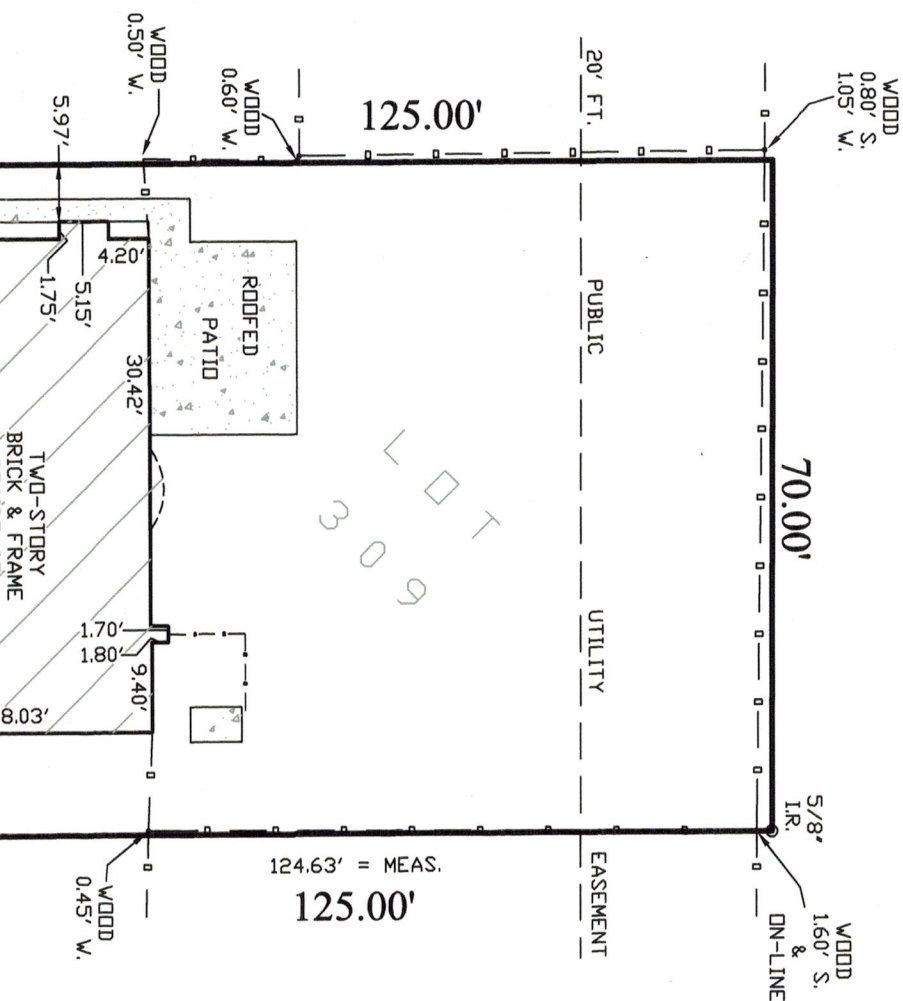
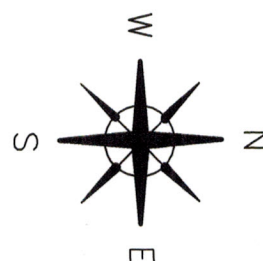




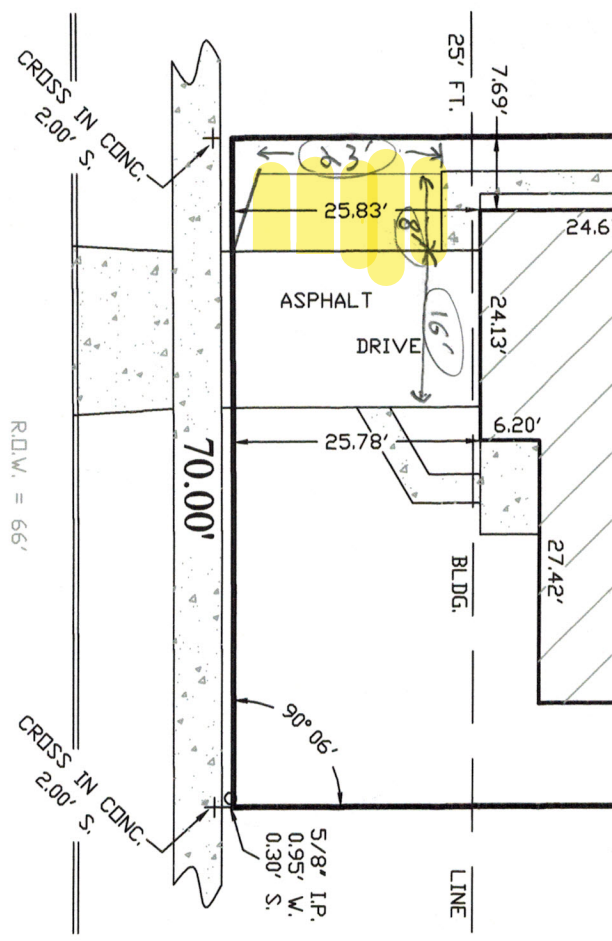
SCALE: 1" = 20 FEET

PLAT OF SURVEY OF

LOT 309 IN NORTHGATE UNIT NO. 3, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 8 AND IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



N. VOLZ DRIVE



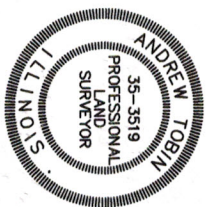
STATE OF ILLINOIS)
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED
THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD
AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/16

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY
REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.
THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.



ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS 60118 847-695-4235

DATED: JUNE 29, 2016
PREPARED FOR: SAMMONS LAW OFFICE
PROPERTY ADDRESS: 3245 N. VOLZ
ARLINGTON HEIGHTS, ILLINOIS
SURVEY ORDER NO.: 16239

INDICATES FOUND STAKE ○ CHAIN LINK FENCING —x—
INDICATES SET STAKE ● WOOD FENCING —d—
INDICATES CONCRETE [stippled] —x—

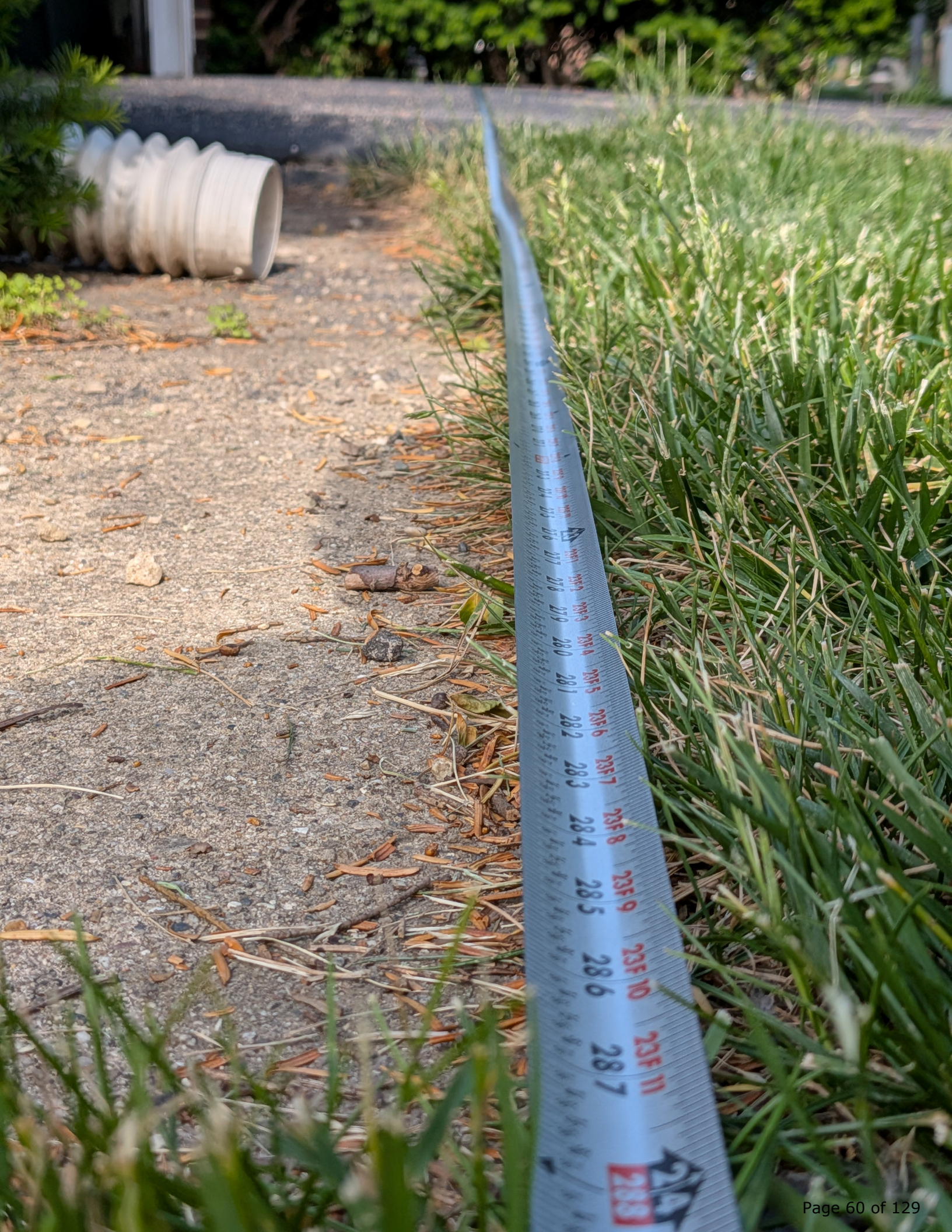














VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
8/10/2026

Item: 603 N. Beverly Lane - ZBA2026-00023

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 14.55-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition set back 11.1 feet from the exterior side lot line where a minimum setback of 25.65 feet is required and an additional 1-foot for the eave.
- A 6.7-foot variation from Chapter 28, Section 5.1-3.3(d) (Required Minimum Yards) to allow an addition set back 23.3 feet from the rear lot line where a minimum setback of 30 feet is required and an additional 1-foot for the eave.
- A 5.3-foot variation from Chapter 28, Section 10.2-11.1(c) ([Parking] In Yards) to allow a driveway width of 37.3 feet where the maximum driveway width is 32 feet.
- A 12.53-foot variation from Chapter 28, Section 10.2-11.1(c) ([Parking] In Yards) to allow a driveway width of 34.53 feet at a distance measured 18 feet from the face of the garage where the maximum driveway width is 22 feet at a distance measured 18 feet from the garage.

ATTACHMENTS:

1. Staff Report Packet 603 N. Beverly Lane

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: August 10, 2026
Date Prepared: July 27, 2026
Project Title: Korshak Residence
Address: 603 N. Beverly Ln.

Background Information

Petition Number: ZBA #26-023
Petitioner: Dave Korshak
Address: 603 N. Beverly Ln.

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 8,577 square feet. The petitioner is proposing to construct a two-story addition and expand the existing driveway. The proposed addition encroaches into the required exterior side and rear yards. The proposed driveway expansion exceeds the maximum total driveway width and the maximum width of driveways measured at 18 feet from the face of the garage.

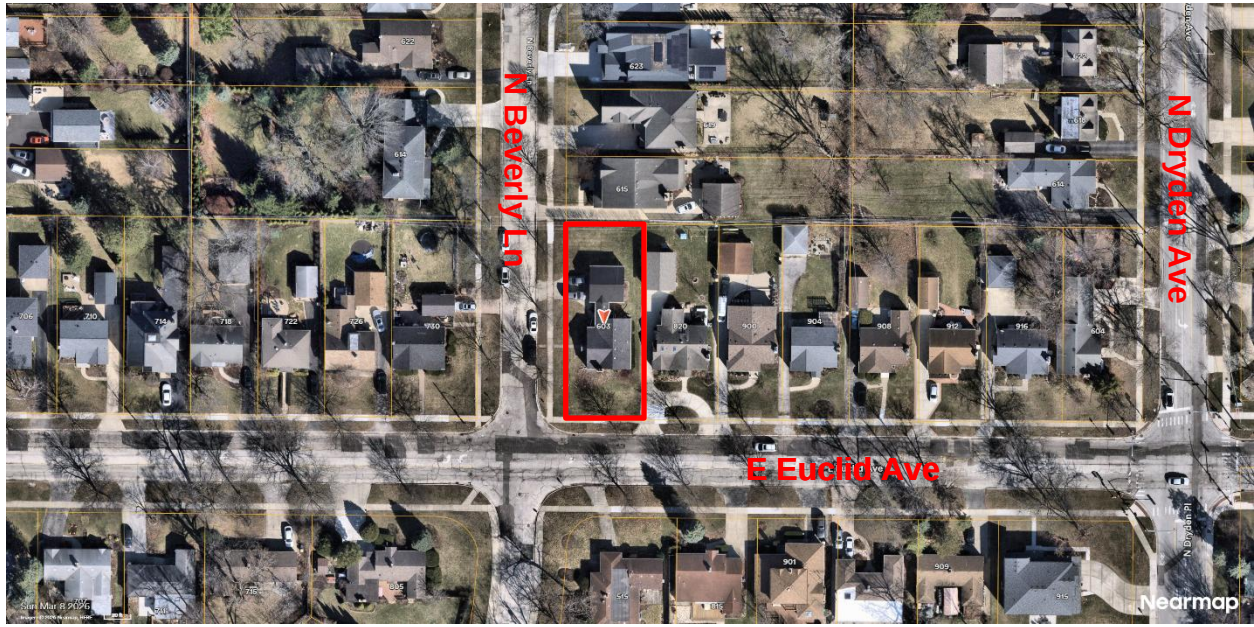
Therefore, the petitioner is requesting the following variation:

- A 14.55-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition set back 11.1 feet from the exterior side lot line where a minimum setback of 25.65 feet is required and an additional 1-foot for the eave.
- A 6.7-foot variation from Chapter 28, Section 5.1-3.3(d) (Required Minimum Yards) to allow an addition set back 23.3 feet from the rear lot line where a minimum setback of 30 feet is required and an additional 1-foot for the eave.
- A 5.3-foot variation from Chapter 28, Section 10.2-11.1(c) to allow a driveway width of 37.3 feet where the maximum driveway width is 32 feet.
- A 12.53-foot variation from Chapter 28, Section 10.2-11.1(c) to allow a driveway width of 34.53 feet at a distance measured 18 feet from the face of the garage where the maximum driveway width is 22 feet at a distance measured 18 feet from the garage.

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	✓	7.24.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	7.24.26	
3. Letter that was Mailed	✓	7.24.26	
4. Photographs of Sign on Property	✓	7.24.26	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, August 10, 2026, 7:00 P.M. in the Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

- A 14.55-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition set back 11.1 feet from the exterior side lot line where a minimum setback of 25.65 feet is required and an additional 1-foot for the eave.
- A 6.7-foot variation from Chapter 28, Section 5.1-3.3(d) (Required Minimum Yards) to allow an addition set back 23.3 feet from the rear lot line where a minimum setback of 30 feet is required and an additional 1-foot for the eave.

- A 5.3-foot variation from Chapter 28, Section 10.2-11.1(c) to allow a driveway width of 37.3 feet where the maximum driveway width is 32 feet.

- A 12.53-foot variation from Chapter 28, Section 10.2-11.1(c) to allow a driveway width of 34.53 feet at a distance measured 18 feet from the face of the garage where the maximum driveway width is 22 feet at a distance measured 18 feet from the garage.

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

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

LOT 11 (EXCEPT THE EAST FOUR FEET ELEVEN AND ½ INCHES) IN BLOCK 7 IN ARLINGTON FARMS, A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 603 N. Beverly 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

Published in Daily Herald July 25, 2026 (338964)

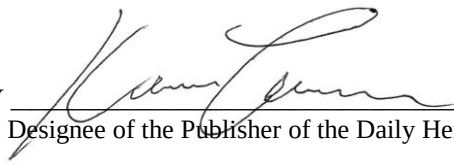
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BY


Designee of the Publisher of the Daily Herald

Control # 338964

Village of Arlington Heights



To: Dave Korshak (Petitioner)
From: Darko Bojin
Department: Department of Planning and Community Development
File Number: ZBA 26-023
Project: 603 N. Beverly Ln.
Date: July 31, 2026

ZONING COMMENTS:

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

- A 14.55-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition set back 11.1 feet from the exterior side lot line where a minimum setback of 25.65 feet is required and an additional 1-foot for the eave.
- • A 6.7-foot variation from Chapter 28, Section 5.1-3.3(d) (Required Minimum Yards) to allow an addition set back 23.3 feet from the rear lot line where a minimum setback of 30 feet is required and an additional 1-foot for the eave.
- • A 5.3-foot variation from Chapter 28, Section 10.2-11.1(c) to allow a driveway width of 37.3 feet where the maximum driveway width is 32 feet.
- • A 12.53-foot variation from Chapter 28, Section 10.2-11.1(c) to allow a driveway width of 34.53 feet at a distance measured 18 feet from the face of the garage where the maximum driveway width is 22 feet at a distance measured 18 feet from the garage.

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

Planning and Community Development

1. No comments.

Building and Life Safety

1. No comments.

Engineering

1. The Engineering Division does not object to the proposed variance for a 15.65-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition set back 10 feet from the exterior side lot line where a minimum setback of 25.65 feet is required and a 6.7-foot variation from Chapter 28, Section 5.1-3.3(d) (Required Minimum Yards) to allow an addition set back 23.3 feet from the rear lot line where a minimum setback of 30 feet is required.

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 D & D Developers LLC
being the owner of the property commonly known as: 603 N Beverly Lane, Arlington Heights
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Chapter 28, Section(s) 5.1-11.3 (C) Required Minimum Yards
of the Arlington Heights Municipal Code, in order to: Allow the setbacks to be reduced to fit
the proposed remodeling of the existing home

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 property will continue to be used as a single-family residence, and the proposed three-car garage is designed to be architecturally consistent with the home and surrounding neighborhood. The additional off-street parking will reduce reliance on on-street parking near the Beverly Lane and Euclid Avenue intersection, improving traffic visibility and supporting safer access while preserving the residential character of the area.

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 subject property is a corner lot with dual street frontage, creating additional setback requirements that reduce the buildable area compared to interior lots. The requested variance will improve off-street parking, reduce congestion near the intersection, and support safer traffic flow while maintaining the residential character of the neighborhood.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation preserves the property's single-family residential use while improving off-street parking and public safety. It is consistent with the intent of the zoning ordinance and will not adversely impact neighboring properties or the character of the neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): _____
The requested variance is the minimum relief necessary to accommodate a functional three-car garage within the unique constraints of this corner lot. The proposed design minimizes the extent of the variance while allowing reasonable use of the property.

Signed: [Signature]
Petitioner

Date: 6-29-2026

Project Description - 603 N Beverly Lane, Arlington Heights, IL 60004

The proposed project consists of a comprehensive renovation and expansion of the existing single-family residence located at 603 N. Beverly Lane.

Improvements include the construction of a second-story addition, exterior architectural upgrades, and an attached three-car garage designed to complement the home's overall design and the character of the surrounding neighborhood.

The subject property is located on the corner of Beverly Lane and Euclid Avenue and is subject to dual street frontage, which limits the available buildable area.

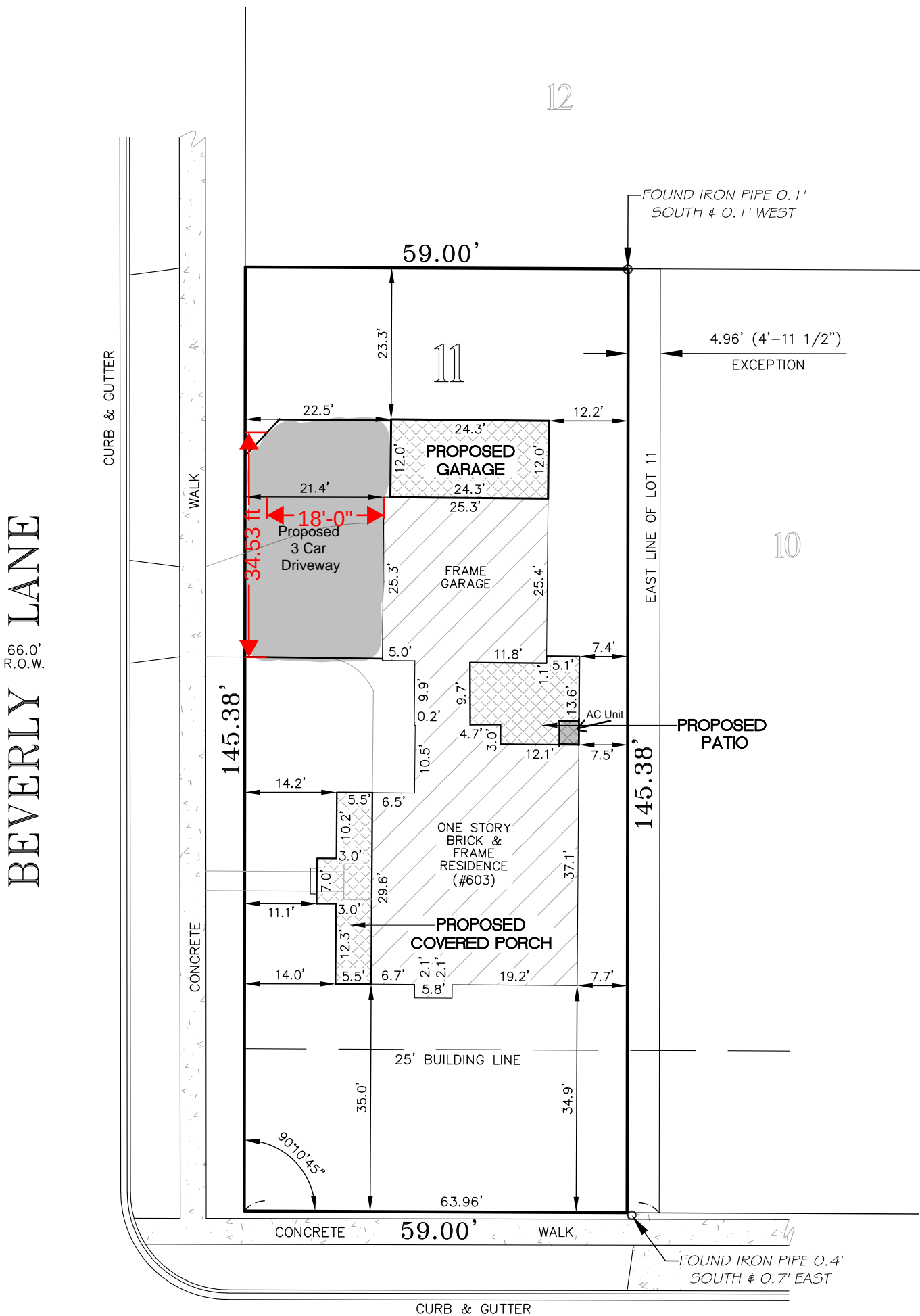
The requested variance will allow construction of the attached three-car garage while maintaining the property's use as a single-family residence. The additional garage space will provide adequate off-street parking, reduce the need for on-street parking near the busy intersection, improve traffic visibility and circulation, and help keep the public right-of-way clear for emergency and municipal vehicles.

The proposed improvements have been designed to be architecturally compatible with surrounding homes and will enhance the appearance, functionality, and long-term value of the property without altering the residential character of the neighborhood.

SITE PLAN

OF

LOT 11 (EXCEPT THE EAST FOUR FEET ELEVEN AND 1/2 INCHES) IN BLOCK 7 IN ARLINGTON FARMS, A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

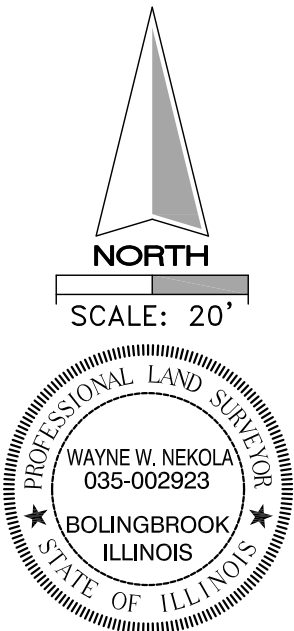


AREA = 8,577 SQ. FT.
MORE OR LESS

PREPARED FOR: D&D DEVELOPERS, LLC
JOB ADDRESS: 603 N BEVERLY LN., ARLINGTON HTS., IL.
JOB NO.: 26-05-0905

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



LEGEND

(R) - RECORD	TF - TOP OF FOUNDATION
(M) - MEASURED	BL - BRICK LEDGE
D - DEED	TC - TOP OF CURB
L - ARC LENGTH	BC - BACK OF CURB
R - RADIUS	TW - TOP OF WALL
CH - CHORD	FF - FINISHED FLOOR

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 9TH DAY OF JUNE, 2026.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2026.

© COPYRIGHT NEKOLA SURVEY INC. 2026 "ALL RIGHTS RESERVED"

603 N. BEVERLY LN
ADDITION/REMODEL
ARLINGTON HEIGHTS, ILLINOIS 60004

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

BUILDER

D&D BUILDERS

DATE	PAGES REVISED
05-18-26	ISSUED FOR REVIEW BOARD
07-10-26	EXTERIOR DIMENSIONS ADDED TO FLOOR PLAN (SHEET 4)

CODES

APPLICABLE BUILDING CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
- 2021 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
- 2021 INTERNATIONAL FUEL GAS CODE
ILLINOIS ENERGY CONSERVATION CODE - LATEST EDITION
- 2020 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
ILLINOIS PLUMBING CODE w/ AMENDMENTS - LATEST EDITION
- VILLAGE OF ARLINGTON HEIGHTS CODE OF ORDINANCES

OCCUPANCY

GROUP R2-RESIDENTIAL

EXTERIOR WALL/GLAZING PERCENTAGE

FRONT	507 SQ.FT./69.6 SQ.FT. = 13.7%
LEFT	796 SQ.FT./26.0 SQ.FT. = 3.3%
RIGHT	1007 SQ.FT./40.4 SQ.FT. = 4.0%
REAR	734 SQ.FT./111.5 SQ.FT. = 15.2%
TOTAL	3044 SQ.FT./247.5 SQ.FT. = 8.1%

SHEET INDEX

- 1 COVER SHEET
- 51 CONCEPT BEVERLY
- 52 CONCEPT EUCLID
- 53 EXISTING ELEVATIONS
- 54 PROPOSED ELEVATIONS
- 55 FIRST FLOOR PLANS - EXISTING/PROPOSED
- 56 SECOND FLOOR PLAN - PROPOSED

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	INS	INSULATED/ING
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L	STEEL ANGLE	LL	LIVE LOAD
AVN.	AVENING	M OP6	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BR6.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CL6	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OP6	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
P+S	POLE AND SHELF	PC	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLYND	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCING/ED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DW	DISHWASHER	S6D	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF....
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FT6	FOOTING	WP.	WEATHER PROOF
FDN	FOUNDATION	WS.	WEATHER STRIPPING
GALV	GALVANIZED	WF.	WIDE FLANGE
GL	GLASS	W	W/TH
GYP. BD.	GYP SUM BOARD	WD	WOOD
H&T	HEIGHT	WI.	WROUGHT IRON
HM	HOLLOW METAL	WO.	WRAPPED OPENING
HC	HOLLOW CORE		

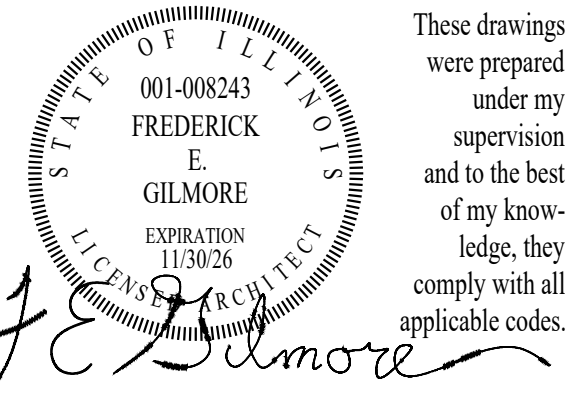
SYMBOLS

	DETAIL/SECTION MARK
	DETAIL NUMBER
	SHEET NUMBER
	DIRECTION OF DETAIL
	ELEVATION TAG
	SHEET NUMBER
	ELEVATION NUMBER
	FROST PROOF HOSE BIB
	FLOOR DRAIN
	DIMENSIONAL LUMBER
	BATT INSULATION
	LOAD BEARING STUD WALL
	BRICK (SECTION)
	DRYVIT/E.I.F.S. (SECTION)
	CONCRETE (SECTION)
	STEEL
	EARTH
	GRAVEL OR SAND FILL

DESIGN LOADS

Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Soil:	Bearing Capacity	3,000 PSF Minimum
	Bearing Capacity - SEVERE AREAS	3,500 PSF Minimum

PLUMBING FIXTURE COUNT			
FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	4	3	12
LAVATORY	6	1	6
BATH TUBS	3	2	6
SHOWER STALL	1	2	2
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	2	2	4
BILL COCK	4	5	20
TOTAL			54



REV	DESCRIPTION	DATE
	ISSUED FOR REVIEW BOARD	05-18-26
	ADDED EXT. DIMS. TO SHEET 4	05-18-26

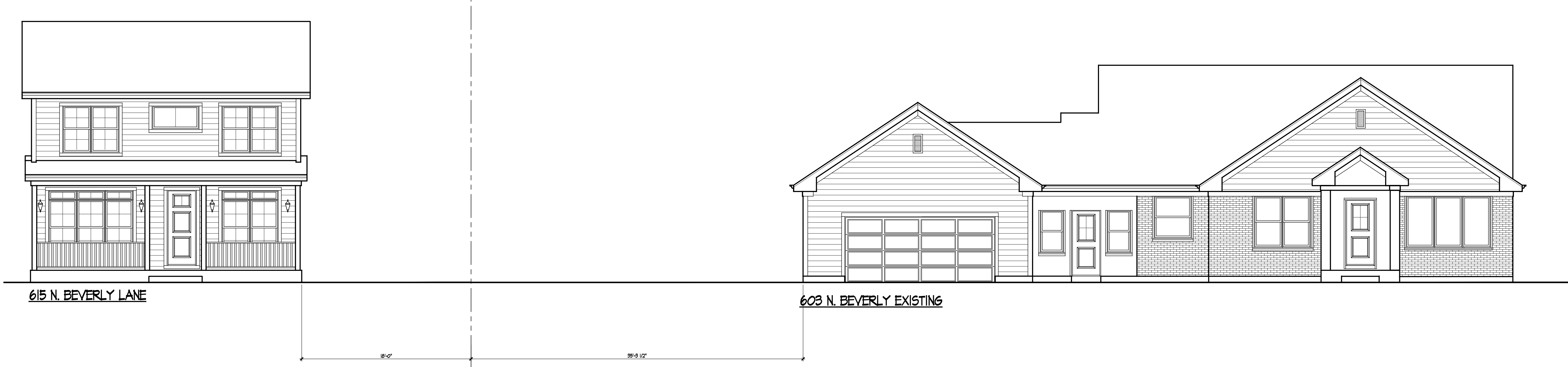
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

REMODEL/ADDITION
603 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

Gilmore

FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

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These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/26
ARCHITECT

REV	DESCRIPTION	DATE
ISSUED FOR REVIEW BOARD		05-18-26
ADDED EXT. DIMS. TO SHEET 4		05-18-26

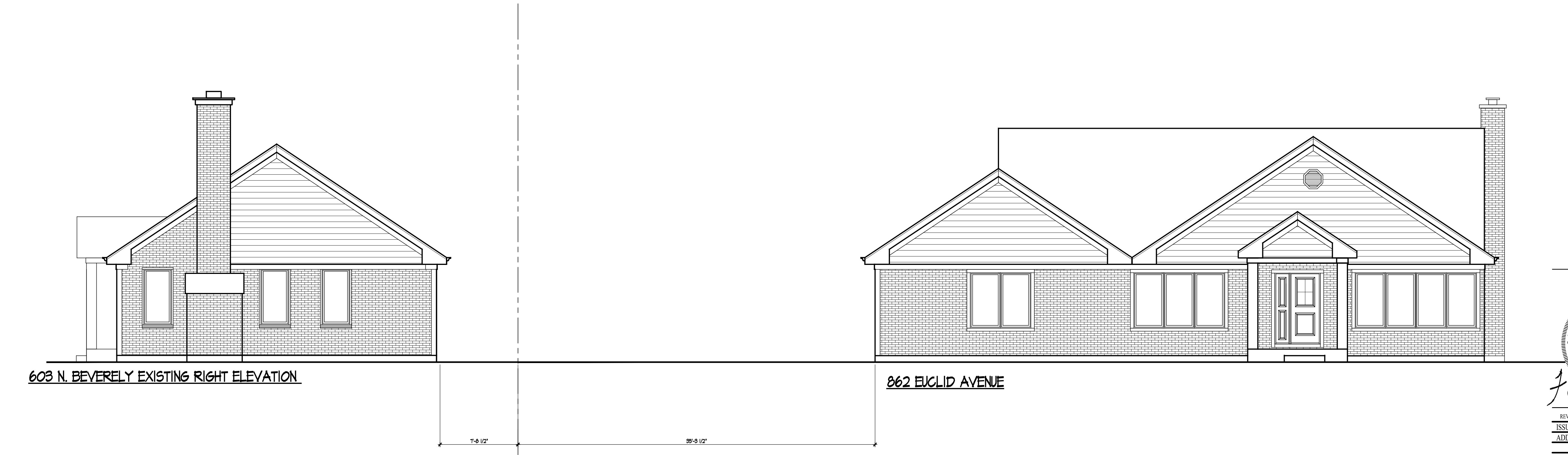
 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

REMODEL/ADDITION
603 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

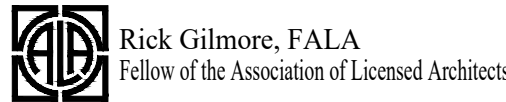
Gilmore
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www.gilmorearchitects.com

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STATE OF ILLINOIS 001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/26 LICENSED ARCHITECT These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes. <i>Frederick E. Gilmore</i>		
REV	DESCRIPTION	DATE
ISSUED FOR REVIEW BOARD		05-18-26
ADDED EXT. DIMS. TO SHEET 4		05-18-26



REMODEL/ADDITION
603 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

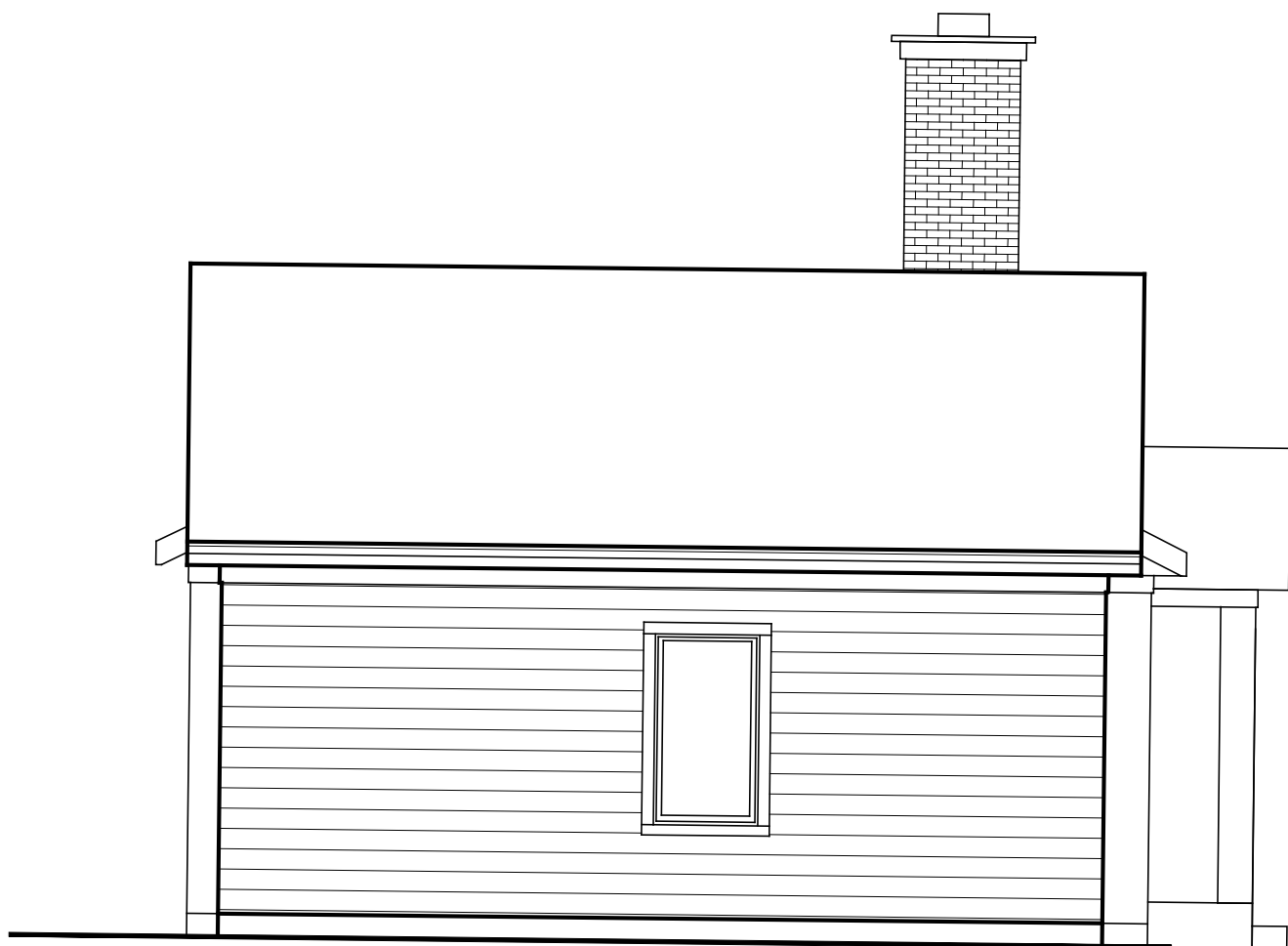
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603 N. BEVERLY EXISTING LEFT



603 N. BEVERLY EXISTING FRONT



603 N. BEVERLY EXISTING RIGHT



603 N. BEVERLY EXISTING REAR

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
ISSUED FOR REVIEW BOARD		05-18-26
ADDED EXT. DIMS. TO SHEET 4		05-18-26

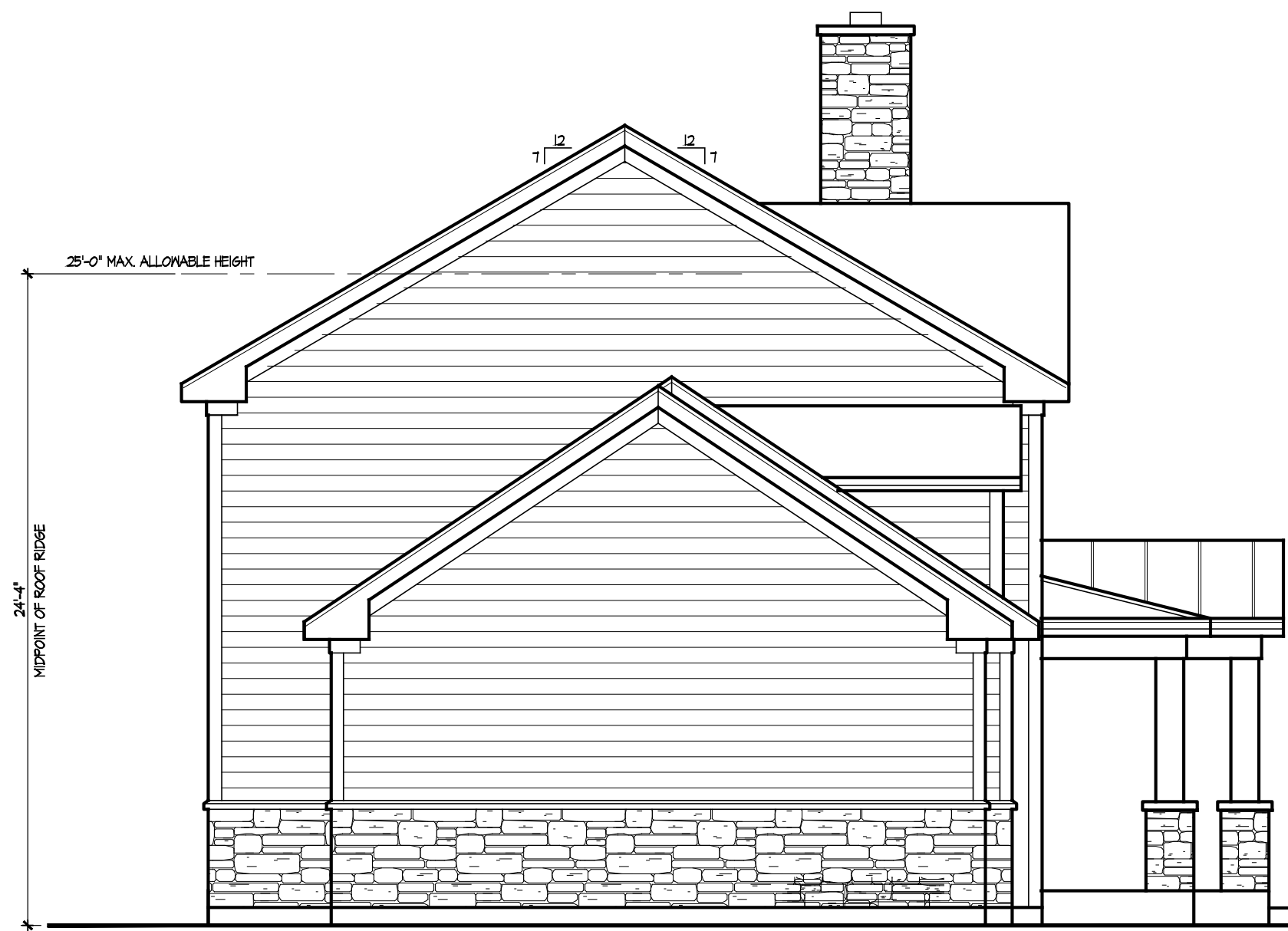
 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

REMODEL/ADDITION
603 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

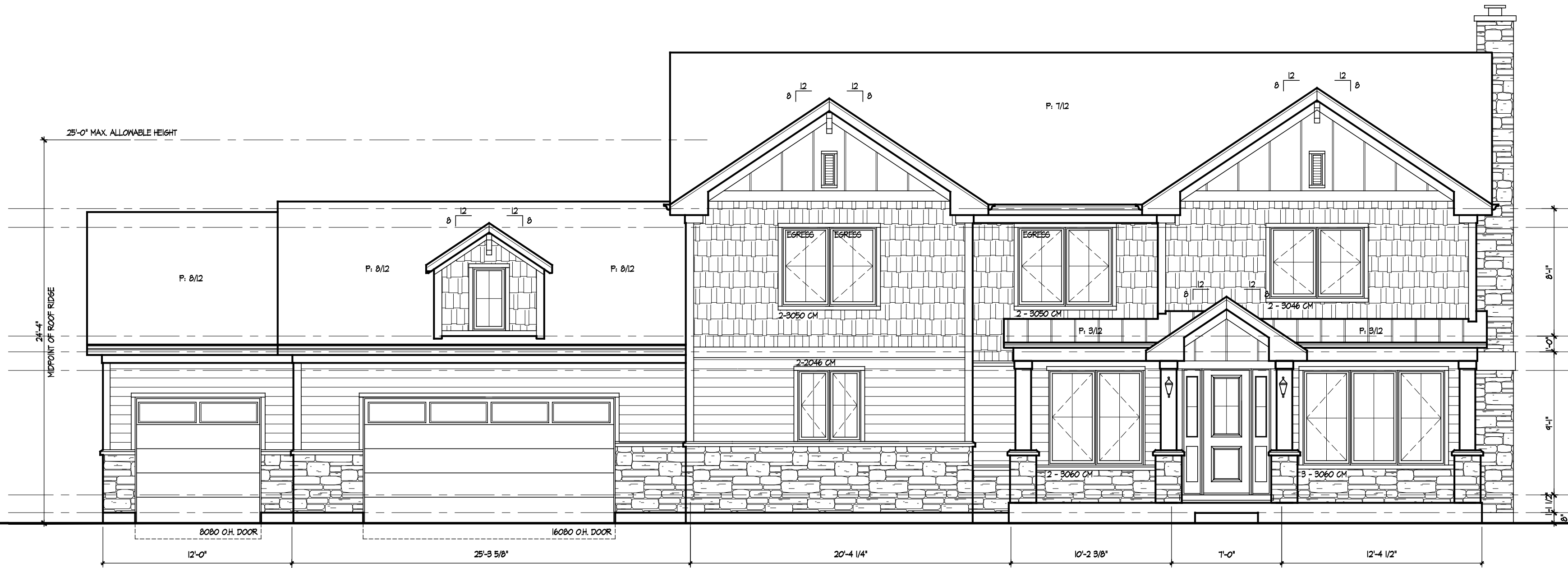
Gilmore
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PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.		
001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/26		
REV	DESCRIPTION	DATE
ISSUED FOR REVIEW BOARD		05-18-26
ADDED EXT. DIMS. TO SHEET 4		05-18-26

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

REMODEL/ADDITION
603 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

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www.gilmorearchitects.com
S4
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VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
8/10/2026

Item: 1003 N. Mitchell Avenue - ZBA2026-00024

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 5-foot variance from Chapter 28, Section 6.13-3(b)(2) (Location of Fences) to allow a 4-foot open-style fence setback 0 feet from the property line where 5 feet is required and to waive the requirement for landscaping along the street-side of the fence.
- A 1-foot variance from Chapter 28, Section 6.13-3(b)(3) (Location of Fences) to allow a 4-foot open-style fence within 12 feet of the intersection of the driveway and the property line where the maximum is 3 feet.

ATTACHMENTS:

1. Staff Report Packet 1003 N. Mitchell Avenue

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner
Hearing Date: August 10, 2026
Date Prepared: July 22, 2026
Project Title: Boyd Residence
Address: 1003 N. Mitchell Ave

Background Information

Petition Number: ZBA #26-024
Petitioner: Kent Boyd
Address: 1003 N. Mitchell Ave

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

Requested Action/Background Information

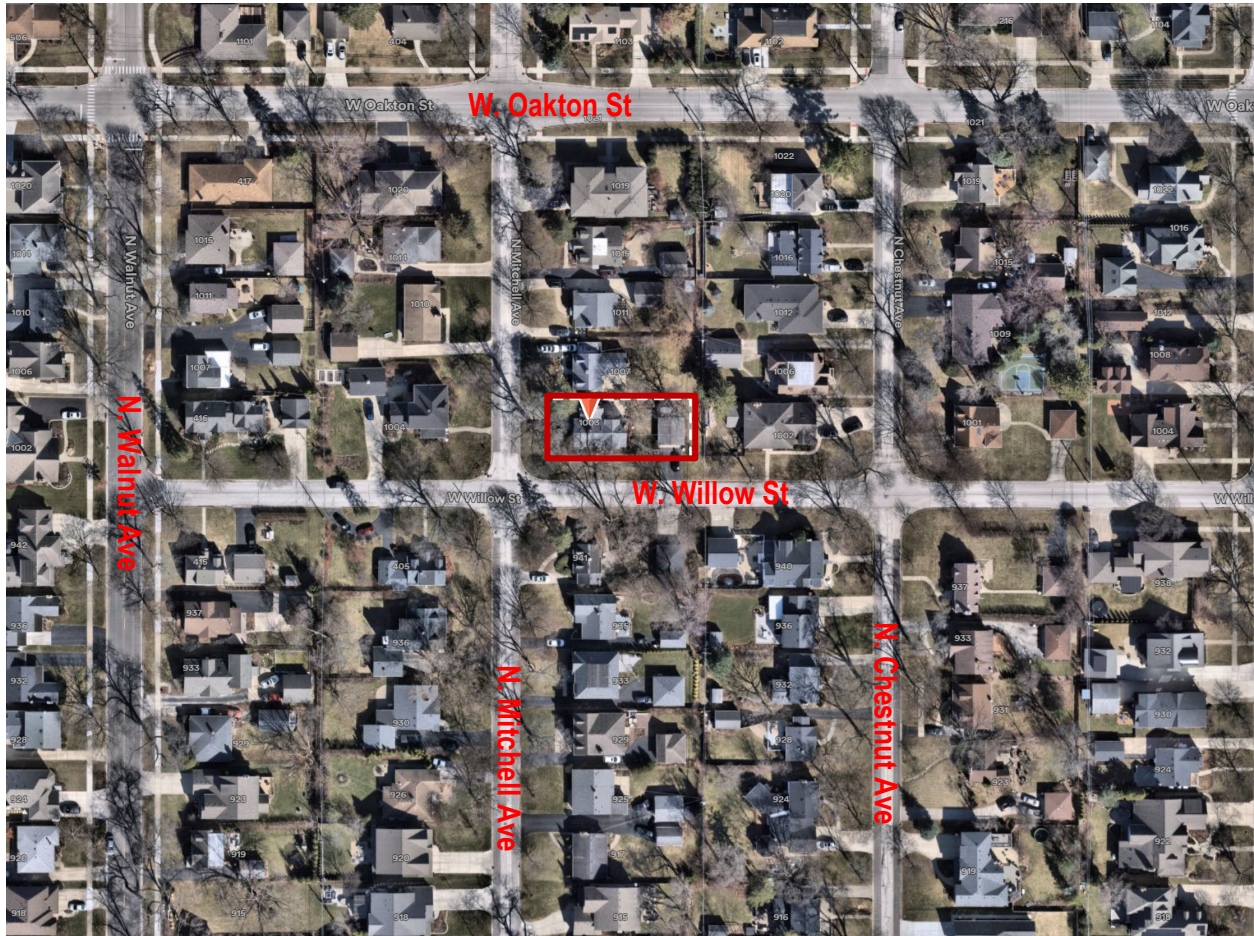
The subject property is zoned R-3 One Family Dwelling District and is approximately 6,500 square-feet. The property is considered a corner lot and the front yard faces N. Mitchell Avenue to the west. The exterior side yard of the property faces W. Willow Street to the south. The petitioner is requesting to construct a 4-foot open-style aluminum fence within the exterior side yard on the property line where fences above 36-inches must maintain a 5-foot setback and provide landscaping on the street side of the fence. The fence is also proposed to encroach into the visibility triangle adjacent to the intersection of the driveway and the property line in the exterior side yard. Therefore, the petitioner is requesting the following variations:

- A 5-foot variance from Chapter 28 Section 6.13-3b.2 to allow a 4- foot open-style fence setback 0 feet from the property line where 5 feet is required and to waive the requirement for landscaping along the street-side of the fence.
- A 1-foot variance from Chapter 28 Section 6.13-3b.3 to allow a 4' open-style fence within 12 feet of the intersection of the driveway and the property line where the maximum is 3'.

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	✓	7/22/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/22/26	
3. Letter that was Mailed	✓	7/22/26	
4. Photographs of Sign on Property	✓	7/22/26	

Photographs of Existing Structure







NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, August 10, 2026, 7:00 P.M. in the Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

- A 5-foot variance from Chapter 28 Section 6.13-3b.2 to allow a 4-foot open-style fence setback 0 feet from the property line where 5 feet is required and to waive the requirement for landscaping along the street-side of the fence.
- A 1-foot variance from Chapter 28 Section 6.13-3b.3 to allow a 4' open-style fence within 12 feet of the intersection of the driveway and the property line where the maximum is 3'.

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

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

COMMONLY KNOWN AS: LOTS 23 AND 24 IN BLOCK 3 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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
Published in Daily Herald July 25, 2026 (338965)

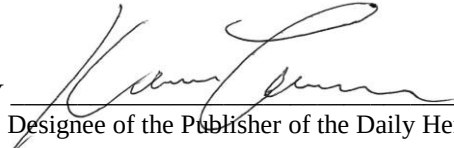
CERTIFICATE OF PUBLICATION

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 07/25/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 338965

Village of Arlington Heights



To: Kent Boyd
From: Conor Rockhill
Department: Department of Planning and Community Development
File Number: ZBA 26-024
Project: 1003 N. Mitchell Ave
Date: August 4, 2026

ZONING COMMENTS:

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

- A 5-foot variance from Chapter 28 Section 6.13-3b.2 to allow a 4- foot open-style fence setback 0 feet from the property line where 5 feet is required and to waive the requirement for landscaping along the street-side of the fence.
- A 1-foot variance from Chapter 28 Section 6.13-3b.3 to allow a 4' open-style fence within 12 feet of the intersection of the driveway and the property line where the maximum is 3'.

If you have any questions, please contact crockhill@vah.com or 847-368-5232

Planning and Community Development

1. No comments.

Building and Life Safety

1. No comments.

Engineering

1. The Engineering Division does not object to the proposed variance for a 5' variance from Chapter 28 Section 6.13-3b.2 to allow a 4' open-style fence setback 0' feet from the property line where 5' is required and to waive the requirement for landscaping along the street-side of the fence and a 1' variance from Chapter 28 Section 6.13-3b.3 to allow a 4' open-style fence within 12 feet of the intersection of the driveway and the property line where the maximum is 3'.

PETITION

PETITION

Now comes the Petitioner [Kent Boyd](#) being the owner of the property commonly known as [1003 N Mitchell Avenue Arlington Heights, IL 60004](#), and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28 Sections 6.13-3.B2 of Arlington Heights To allow a 4-foot open aluminum fence along the property line for a 29 foot run facing the street without landscaping in front of fence, where the municipal code restricts the maximum height to 3 feet with landscaping required of three foot high plants spaced 48 inches on center.

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)

Granting this variation will not alter the essential character of the neighborhood, impair the use of adjacent properties, or diminish light and air.

To minimize visual impact, we have intentionally selected an open-style aluminum fence rather than a solid privacy fence. This choice maintains clear sightlines for the neighborhood and ensures complete compliance with all local vision clearance regulations regarding driveways and walkways.

The property line is also set back roughly 22 feet from the street; there are no sidewalks on the property. The fence run is approximately 29 feet of street facing, set in the back yard, not near the intersection in the front of the property. The additional 12 inches of height will pose zero threat to public safety or vehicular traffic visibility.

Comparable situation is 4-foot-high fence on property line with no landscaping street facing on corner lot at the following address: [1019 N. Chestnut Street Arlington Heights, IL 60004](#).

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

A strict application of the 3-foot height restriction creates severe practical difficulties and immediate safety hazards for our household, affecting both children and pets. The primary purpose of this fence is to provide a secure environment for our two young grandchildren, ages 6 and 7, both of whom have special needs and are diagnosed with autism. Both children possess exceptional physical coordination and are highly adept at navigating and overcoming physical obstacles. Given their developmental profiles and tendency to wander, a standard 3-foot fence is entirely inadequate to prevent them from scaling the barrier and entering the path of vehicular traffic on the facing street.

Furthermore, our household includes a 6-year-old, Golden Retriever who exhibits selective reactivity and does not always interact safely with other dogs or could lunge at cars, scooters, bicycles. To maintain public safety and prevent animal conflicts, it is imperative that she is securely contained during her supervised, off-leash exercise periods in the yard. An athletic dog can potentially clear a 3-foot fence if triggered by a passing dog, car, bicycle, or scooter. A 3-foot fence fails to provide adequate containment, risking both the dog's safety and the safety of neighborhood pedestrians and pets.

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

Granting this variation will not alter the essential character of the neighborhood, impair the use of adjacent properties, or diminish light and air. Conversely, it directly enhances public safety by ensuring a reactive animal and vulnerable children are securely contained.

To minimize visual impact, we have intentionally selected an open-style aluminum fence rather than a solid privacy fence. This choice maintains clear sightlines for the neighborhood and ensures complete compliance with all local vision clearance regulations regarding driveways and walkways.

Because this section of the property is not located near a street intersection, the additional 12 inches of height will pose zero threat to public safety or vehicular traffic visibility.

The property line is also set back roughly 22 feet from the street, no sidewalks on property. Visual appearance will not present property of being boxed in. The aesthetics will be visually pleasing with landscaping and brick sidewalk behind fence that will remain visible.

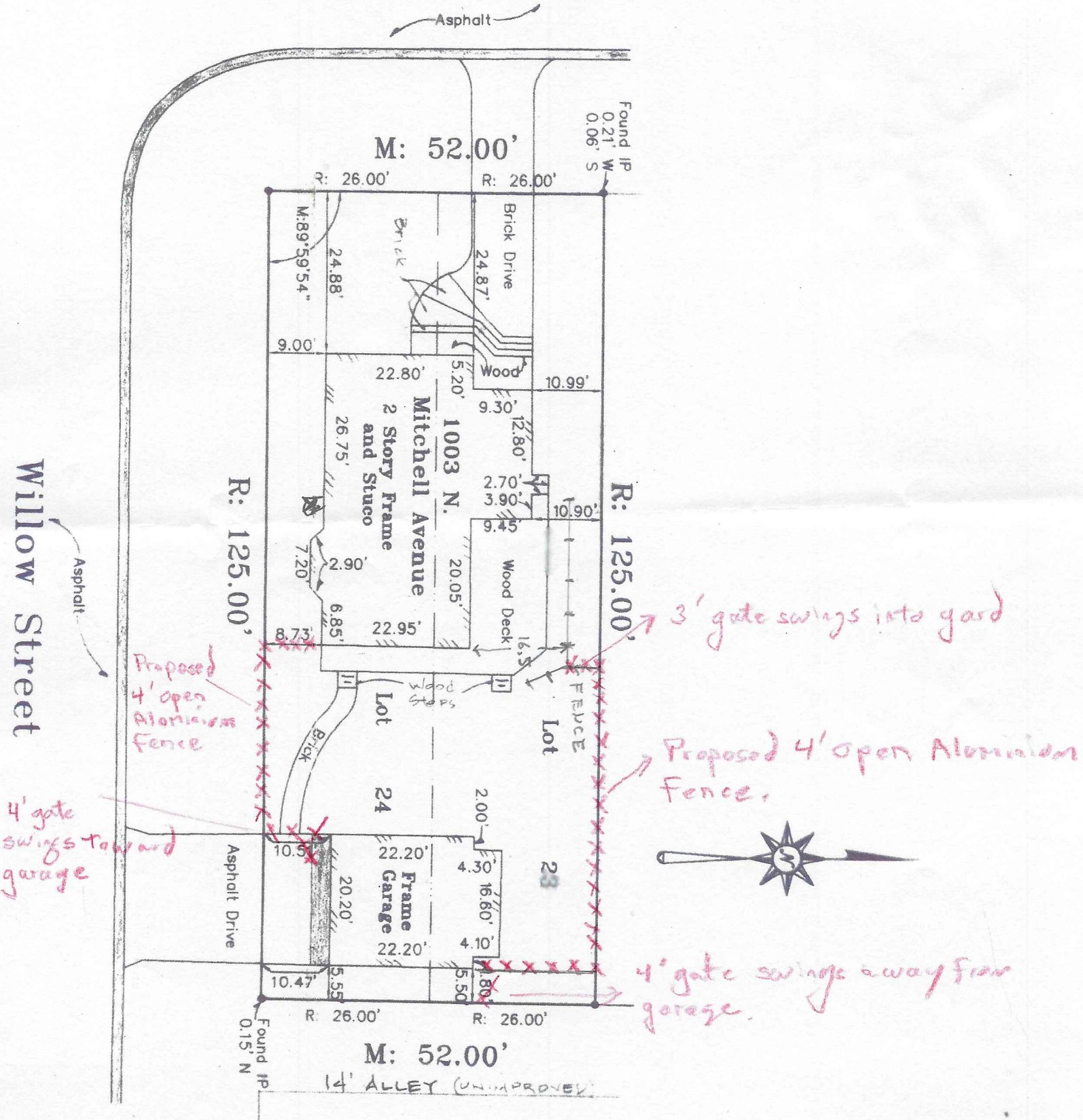
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):

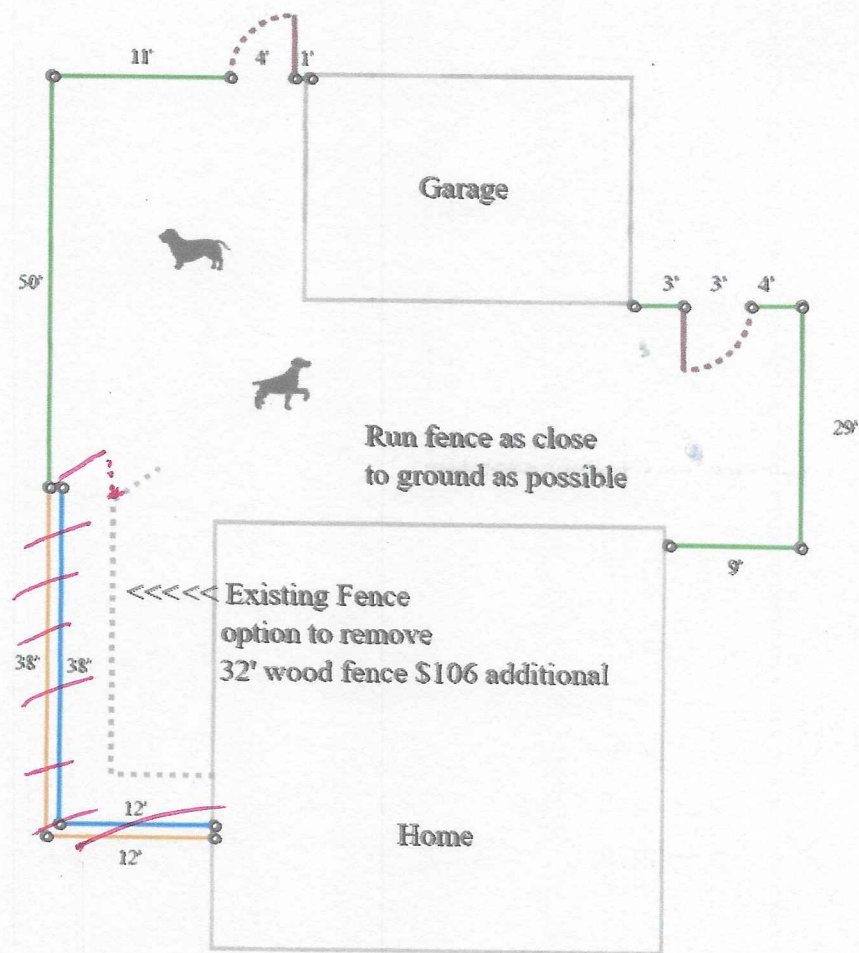
The requested variance for a 4-foot height is the minimum necessary modification required to alleviate the afore-mentioned compounding safety risks. A 4-foot open aluminum fence provides the critical vertical barrier needed to safely deter our grandchildren from climbing over and effectively prevents our dog from jumping into public spaces.

Signed: _____ Date: _____

Petitioner

Mitchell Avenue





FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

- (2) 4ft SS Standard Gate, Standard Latch
- (19) Dirt Clean up
- (1 Foot) 4'H Aluminum Single Gate Single Arched
- (106 Linear Feet) Aluminum - Upgrade to Rings (\$969.90)

Job Notes

No returns for special order products



Specifications

MATERIALS

COMPONENTS	ALLOY	YIELD STRENGTH	STANDARD COLORS
Aluminum Extrusions:	6005-T5	35,000 PSI	BLK, WHT, BRZ
Stainless steel screws painted to match fence color			
Components	TGIC Polyester Powder Coating Technology		
Coating	TGIC provides twice the thickness and hardness		
	TGIC provides fade and scratch resistance		

DIMENSIONS

COMPONENTS	RESIDENTIAL	COMMERCIAL	INDUSTRIAL***
Pickets	5/8" sq. x .050" Thick	3/4" sq. x .055" Thick	1" sq. x .062" Thick
Rails	Topwalls	1 1/8" x .062" Thick	1 3/8" x .065" Thick
	Sidewalls	1" x .080" Thick	1 1/4" x .088" Thick
Posts	2" sq. x .060" Thick	2" sq. x .080" Thick	3" sq. x .125" Thick
	2" sq. x .080" Thick	2 1/2" x .100" Thick	4" sq. x .125" Thick
	2 1/2" x .100" Thick		
Gate Posts	2" sq. x .125" Thick	2- 1/2" x .100" Thick	3" sq. x .125" Thick
	2 1/2" x .100" Thick	3" sq. x .125" Thick	4" sq. x .125" Thick
Picket Spacing	3-5/8"	3 5/8"	4"
	1 1/2" (also available)	1 1/2" (also available)	1 1/2" (also available)
Post Spacing	72 1/2" on center*	99 5/8" on center**	74 5/8" on center**
		99 1/8" on center*	
Section Heights	48", 54", 57", 60", 72"	48", 54", 57", 60", 72"	48", 60", 72", 84", 96"
Standard Gate	36", 48", 60", 72"	36", 48", 60", 72"	36", 48", 60", 72"

Gate Openings: All gates are full width. Allow approximately 1 1/2" for hardware. For double drive gates, allow approximately 2 1/2".

Note: Amount of racking per section: Standard section will rack about 5"-8".

Double punch section are available at no charge and will rack up to 24".

Triple punched sections available at additional charge and will rack up to 38".

* Post spacing based on 2" posts

** Post spacing based on 2 1/2" posts

***Please call office for lead times



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
8/10/2026

Item: 330 S. Bristol Lane - ZBA2026-00025

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 1.4-foot variance from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow a second story addition above an existing non-conforming attached garage that is located 3.6 feet from the north side yard where 5 feet is required.

ATTACHMENTS:

1. Staff Report Packet 330 S. Bristol Lane

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Conor J Rockhill, Planner
Hearing Date: August 10, 2026
Date Prepared: July 22, 2026
Project Title: Heinzmann Residence
Address: 330 S. Bristol Ln

Background Information

Petition Number: ZBA #26-025
Petitioner: Keith Ginnodo and Kirsten Kingsley
Address: 314 N Pine Ave, Arlington Heights, Illinois

Property Owner: Taylor Heinzmann
Address: 330 S. Bristol Ln

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

Requested Action/Background Information

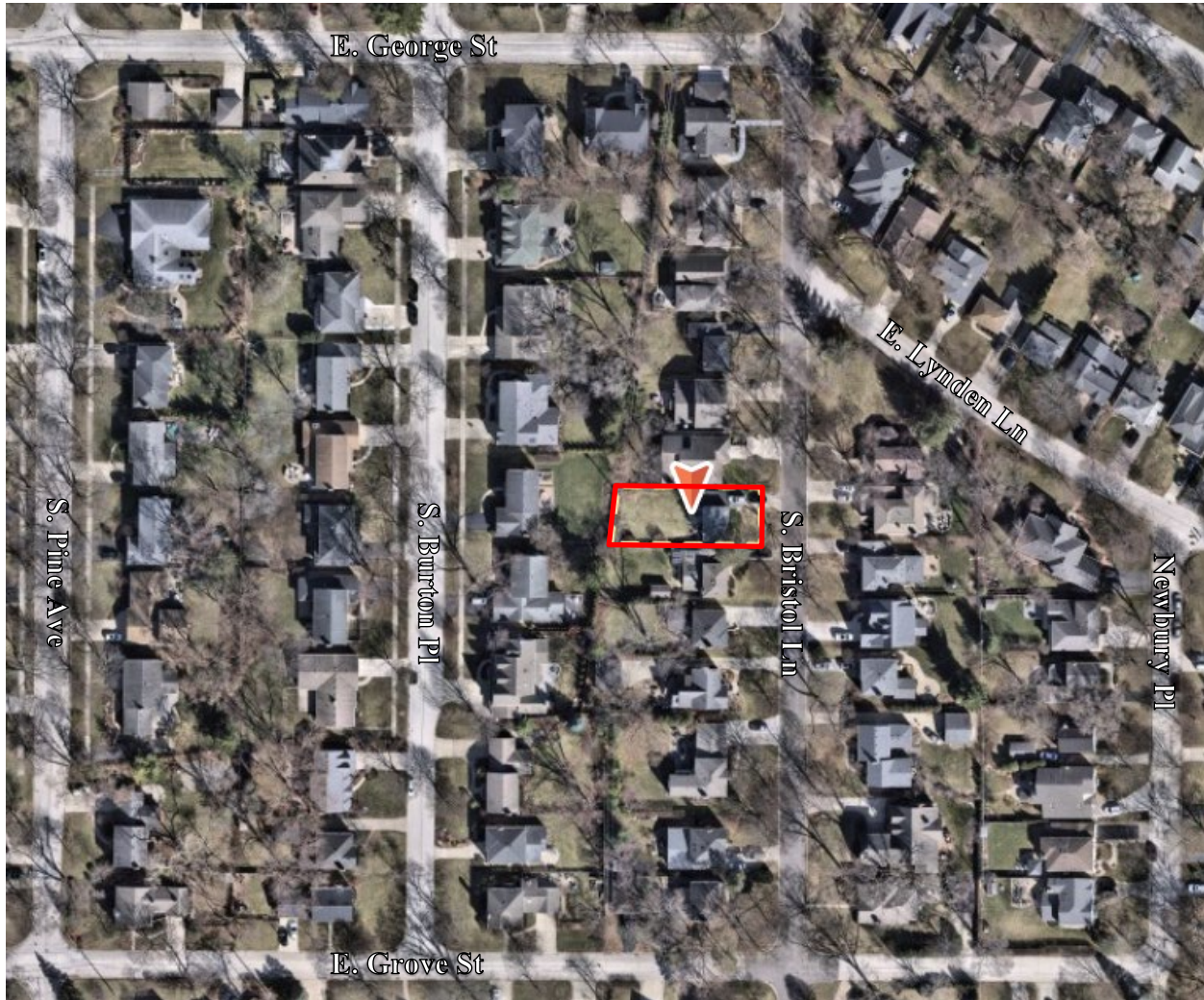
The subject property is zoned R-3 One Family Dwelling District and is approximately 6,500 square feet. The petitioner proposes to build a second-story addition on the existing one-story attached garage. The existing north side yard setback is 3.6 feet and the petitioner intends to maintain this setback for the second-story addition. The required side yard setback is 10-percent of the lot width, or 5-feet for this lot, thus the existing north side setback non-conforming. Therefore, the petitioner is requesting the following variation:

- **A 1.4-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow a second-story addition above an existing non-conforming attached garage that is located 3.6 feet from the north side yard where 5 feet is required.**

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	✓	7/24/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/24/26	
3. Letter that was Mailed	✓	7/24/26	
4. Photographs of Sign on Property	✓	7/24/26	

Photographs of Existing Structure





NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, August 10, 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 1.4-foot variance from Chapter 28 Section 5.1-3.3b to allow a second story addition above an existing non-conforming attached garage that is located 3.6 feet from the north side yard where 5 feet is required.

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

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

COMMONLY KNOWN AS: LOT TWO HUNDRED SIXTY ONE (261) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF PART OF THE EAST HALF (1/2) AND PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Published in Daily Herald July 25, 2026 (338976)

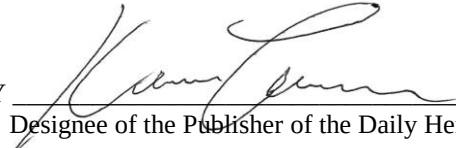
CERTIFICATE OF PUBLICATION

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 07/25/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 338976

Village of Arlington Heights



To: Taylor Heinzmann, Keith Ginnodo and Kirsten Kingsley
From: Conor Rockhill
Department: Department of Planning and Community Development
File Number: ZBA 26-025
Project: 330 S. Bristol Ln
Date: August 4, 2026

ZONING COMMENTS:

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

1. A 1.4' variance from Chapter 28 Section 5.1-3.3b to allow a second story addition above an existing non-conforming attached garage that is located 3.6' from the north side yard where 5' is required.

If you have any questions, please contact crockhill@vah.com or 847-368-5232

Planning and Community Development – Design Review

1. The design of the proposed addition is nicely done to fit with the existing house and neighborhood. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

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

Engineering

1. The Engineering Division does not object to the proposed variance for a 1.4' variance from Chapter 28 Section 5.1-3.3b to allow a second story addition above an existing non-conforming attached garage that is located 3.6' from the north side yard where 5' is required.

July 1, 2026

PETITION

Taylor and Jenna Heinzmann Residence – 330 S Bristol Lane, Arlington Heights, Illinois 60005

NOW COMES the Petitioner Taylor and Jenna Heinzmann being the owners of the property commonly known as: 330 S Bristol Lane, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.3b (Required Minimum Yards) in order to build an addition that is 3.6 feet from the north side lot line where the required minimum setback is 5.0 feet; and any other variations which may be required by the Zoning Board of Appeals.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property if the variations were granted: The proposed addition is a replacement and continuation of the existing non-conforming north façade of the garage.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned: The existing north façade of the home is non-conforming. A second floor addition that aligns with the existing garage walls is proposed. The garage will be rebuilt with new foundation walls to support the new addition. The new garage footprint and second floor addition will match the existing garage footprint.

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

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: The addition aligns with the existing north façade of the home and is designed to be similar to the existing home and compatible with the neighboring homes.

Signed: (petitioner)  date: 7-2-26

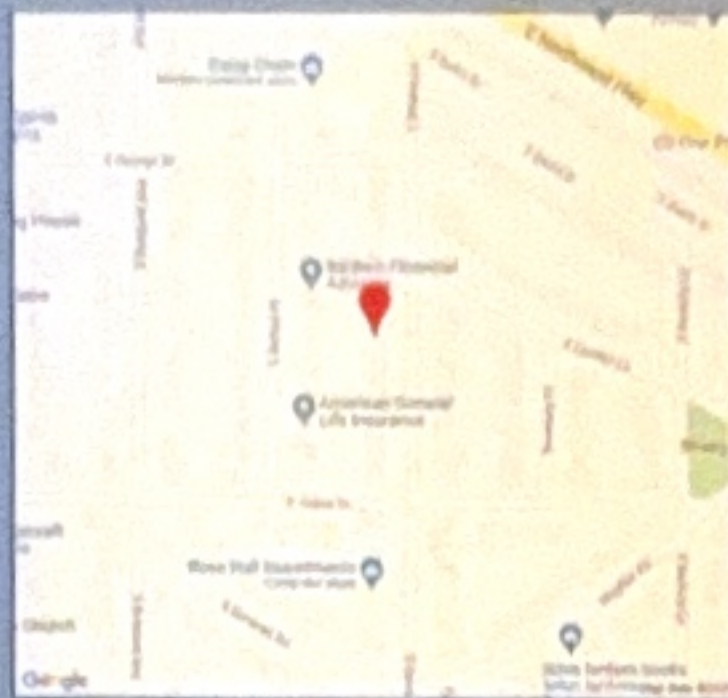
Date: 7.1.26

330 S BRISTOL LANE - PROJECT DESCRIPTION:

We, Taylor and Jenna Heinzmann being the legal owner(s) of 330 S Bristol Lane, would like to rebuild the existing garage with a second story addition above. The footprint of the new garage and second floor will be the same as the existing garage. The north wall of the existing garage is non-conforming. The existing width of the garage cannot be reduced and remain functional as a garage. This project is important for us and will allow us to stay in our home and our neighborhood.

EXACTA

LAND SURVEYORS, LLC



PROPERTY ADDRESS: 330 BRISTOL LANE, ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: IL2007.6934

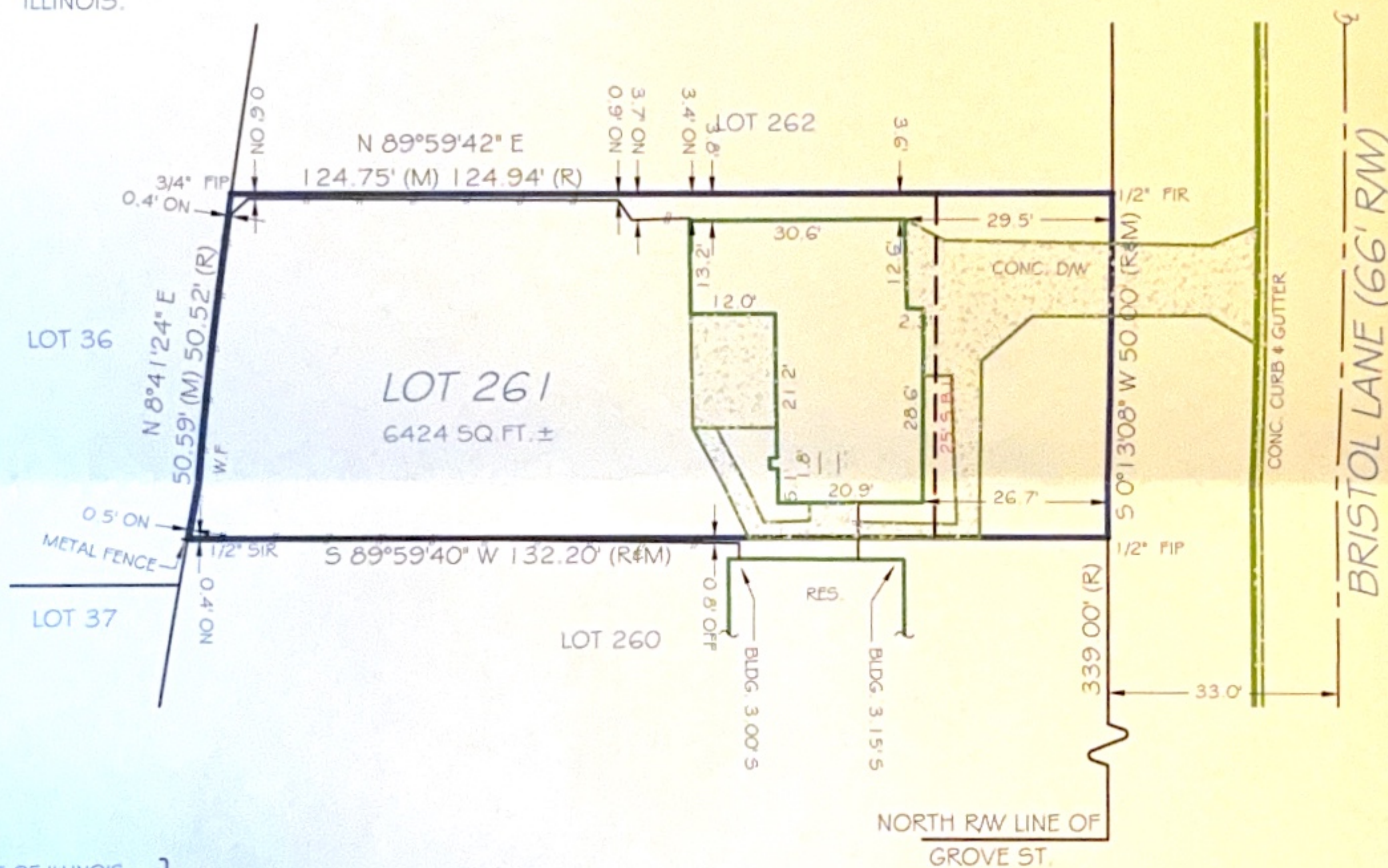
FIELD WORK DATE: 8/10/2020

REVISION DATE(S): (REV.1 8/11/2020)

IL2007.6934

BOUNDARY SURVEY
COOK COUNTY

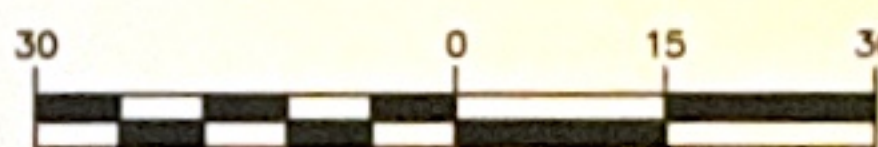
LOT TWO HUNDRED SIXTY ONE (261) IN SCARSDALE,
BEING A SUBDIVISION OF PART OF THE WEST HALF
(1/2) OF PART OF THE EAST HALF (1/2) AND PART OF
THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF
SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF LA SALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF
AUGUST, 2020 AT 1568 HOLIDAY DRIVE, SANDWICH, IL 60548

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE
MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS
SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER
ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT
BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY
THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR
COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE
BOTTOM RIGHT CORNER

CLIENT NUMBER: 330 BRISTOL LANE

DATE: 08/11/20

BUYER: TAYLOR HEINZMANN

SELLER: PATRICK J. DREWKE & REBECCA M. HAJDUCH

CERTIFIED TO: TAYLOR HEINZMANN; FIRST AMERICAN TITLE
INSURANCE COMPANY; ASSOCIATED BANK, N.A.

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports

THE **cara** PROGRAM

transforming lives...

www.thecaraprogram.org

Since 1991, The Cara Program
has placed more than 4,000
maternal adults into more than
8,000 quality jobs, catalyzing
the same number of families
to stop the transfer of poverty
from one generation to the next.

EXACTA LAND SURVEYORS, LLC

LB# 184008059
316 East Jackson Street, Morris, IL 60450
P: 773.305.4011

Please remit payment to: 1500 West 3rd Street, MZ130 | Cleveland, OH 44113

MATERIAL LIST - EXTERIOR	
BRICK:	EXISTING, PAINT
SIDING:	JAMES HARDIE PLANK LAP SIDING, 7" CEDARMILL
WINDOW TRIM:	JAMES HARDIE SMOOTH
CORNER BOARDS:	JAMES HARDIE SMOOTH
FASCIA:	JAMES HARDIE SMOOTH (SOLID AT CORNERS)
SOFFIT:	ALUMINUM, VENTED
WINDOWS:	MARVIN ELEVATE
METAL ROOFING:	PAC CLAD SNAP CLAD 22 GA STEEL
ROOF SHINGLES:	GAF, TEXTURED ASPHALT
GUTTERS/LEADERS:	PRE-FINISHED ALUMINUM
BRACKETS:	CEDAR, CEDAR BRACKET - G47 30 X 30 X 4
PORCH CEILING:	STAINED BEAD BOARD



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

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

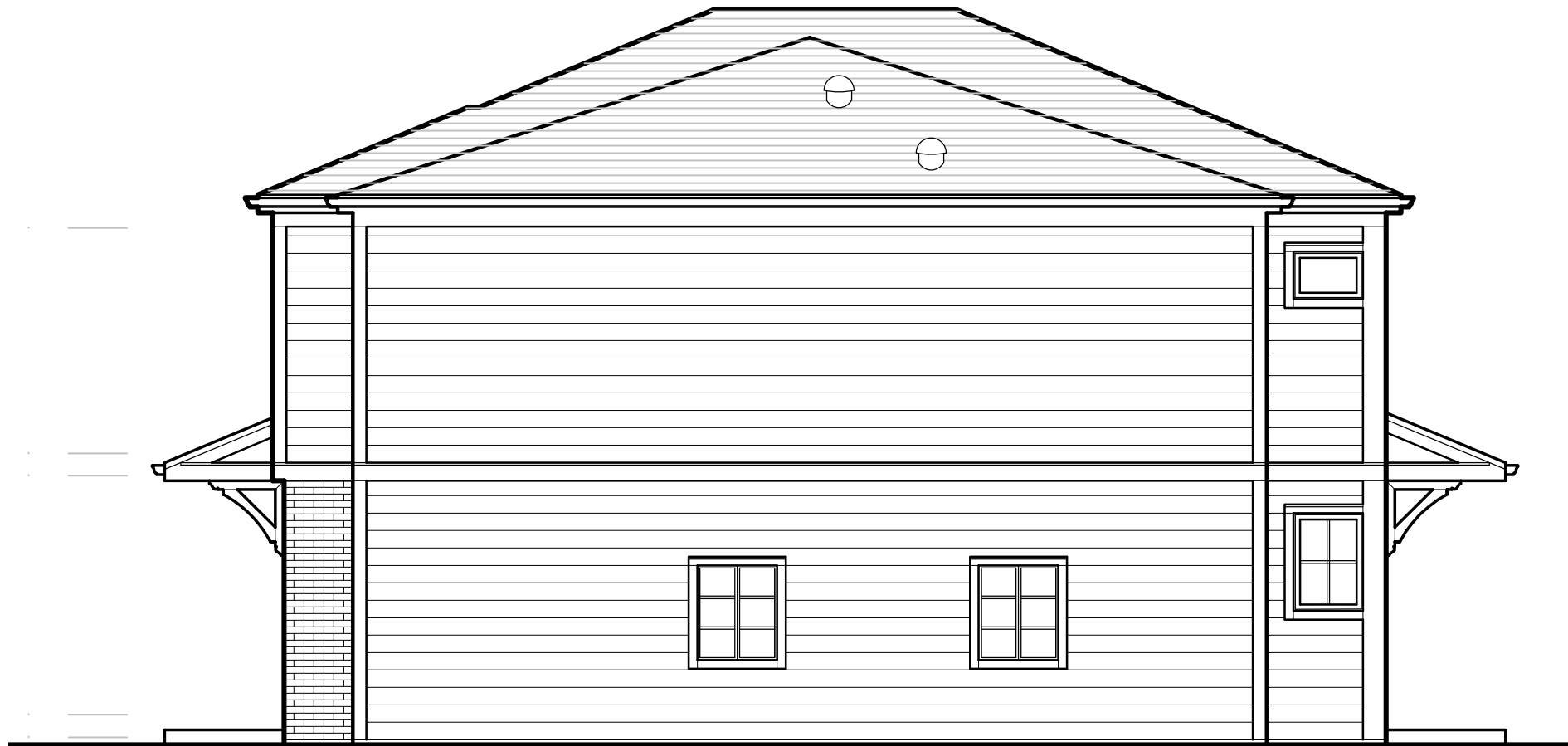
A5

6.30.26
© KINGSLEY + GINNODO ARCHITECTS



JENNA STEFANSKI & TAYLOR HEINZMANN

330 S BRISTOL LANE, ARLINGTON HEIGHTS, IL 60005



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

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

JENNA STEFANSKI & TAYLOR HEINZMANN
330 S BRISTOL LANE, ARLINGTON HEIGHTS, IL 60005

A6

7.1.26
© KINGSLEY + GINNODO ARCHITECTS



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

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

7.1.26
© KINGSLEY + GINNODO ARCHITECTS

JENNA STEFANSKI & TAYLOR HEINZMANN
330 S BRISTOL LANE, ARLINGTON HEIGHTS, IL 60005

A7



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

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

JENNA STEFANSKI & TAYLOR HEINZMANN
330 S BRISTOL LANE, ARLINGTON HEIGHTS, IL 60005

A8

7.1.26
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VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
8/10/2026

Item: 1857 W. Spring Ridge Drive - ZBA2026-00026

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 12.86-foot variation from Chapter 28, Section 5.1-1.3(d) (Required Minimum Yards) to allow an addition set back 17.14 feet from the rear lot line where the minimum required rear yard setback is 30 feet.

ATTACHMENTS:

1. Staff Report Packet 1857 W Spring Ridge Dr

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: August 10, 2026
Date Prepared: July 27, 2026
Project Title: Yeverino Residence
Address: 1857 W. Spring Ridge Dr.

Background Information

Petition Number: ZBA #26-026
Petitioner: Luis Yeverino
Address: 1857 W. Spring Ridge Dr.

Existing Zoning: R-1 – Residential Single-Family District

Requested Action/Background Information

The property is zoned R-1 and has a total land area of approximately 8,448 square feet. The petitioner is proposing to construct a one-story addition attached to the rear of the existing house. The existing house is located 30 feet from the rear property line and the proposed addition encroaches into the 30-foot required rear yard. Therefore, the petitioner is requesting the following variation:

- A 12.86-foot variation from Chapter 28, Section 5.1-1.3(d) (Required Minimum Yards) to allow an addition set back 17.14 feet from the rear lot line where the minimum required rear yard setback is 30 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	✓	7.24.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	7.24.26	
3. Letter that was Mailed	✓	7.24.26	
4. Photographs of Sign on Property	✓	7.24.26	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, August 10, 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 12.86-foot variation from Chapter 28, Section 5.1-1.3(d) (Required Minimum Yards) to allow an addition set back 17.14 feet from the rear lot line where the minimum required rear yard setback is 30 feet.

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

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

LOT 128 IN TIBURON PLANNED UNIT DEVELOPMENT PLAT IN PART OF THE EAST ½ OF THE NORTH EAST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART IN THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS RECORDED JULY 8, 1977 AS DOCUMENT NUMBER 24004946 IN COOK COUNTY, ILLINOIS.

Commonly known as: 1857 W. Spring Ridge Dr.
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

Published in Daily Herald July 25, 2026 (338977)

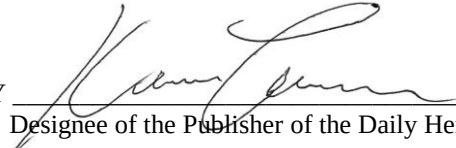
CERTIFICATE OF PUBLICATION

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.

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BY


Designee of the Publisher of the Daily Herald

Control # 338977

Village of Arlington Heights



To: Luis Yeverino (Owner)
From: Darko Bojin
Department: Department of Planning and Community Development
File Number: ZBA 26-026
Project: 1857 W. Spring Ridge Dr.
Date: July 31, 2026

ZONING COMMENTS:

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

- A 12.86-foot variation from Chapter 28, Section 5.1-1.3(d) (Required Minimum Yards) to allow an addition set back 17.14 feet from the rear lot line where the minimum required rear yard setback is 30 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 12.86-foot variation from Chapter 28, Section 5.1-1.3(d) (Required Minimum Yards) to allow an addition set back 17.14 feet from the rear lot line where the minimum required rear yard setback is 30 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 Luis Yeverino
being the owner of the property commonly known as: 1857 W. Spring Ridge Dr.
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Chapter 28, Section(s) 5.1-1-3-D
of the Arlington Heights Municipal Code, in order to: encroach rear yard
Setback.

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

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 current dining area is only 6'x6' and does not allow the whole family to eat together. If we added a room to the East where the setbacks allow, the whole kitchen would need remodeling and would not be feasible.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The requested variation still follows the main goals of the zoning rules. It'll allow the property to be used reasonably without causing problems for nearby properties or changing the character for area.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): I'm only asking for the smallest exception needed so I can make reasonable use of my property. Not asking for more than is necessary.

Signed: [Signature]

Date: 7/5/26

Petitioner -Luis Yeverino

BOUNDARY SURVEY

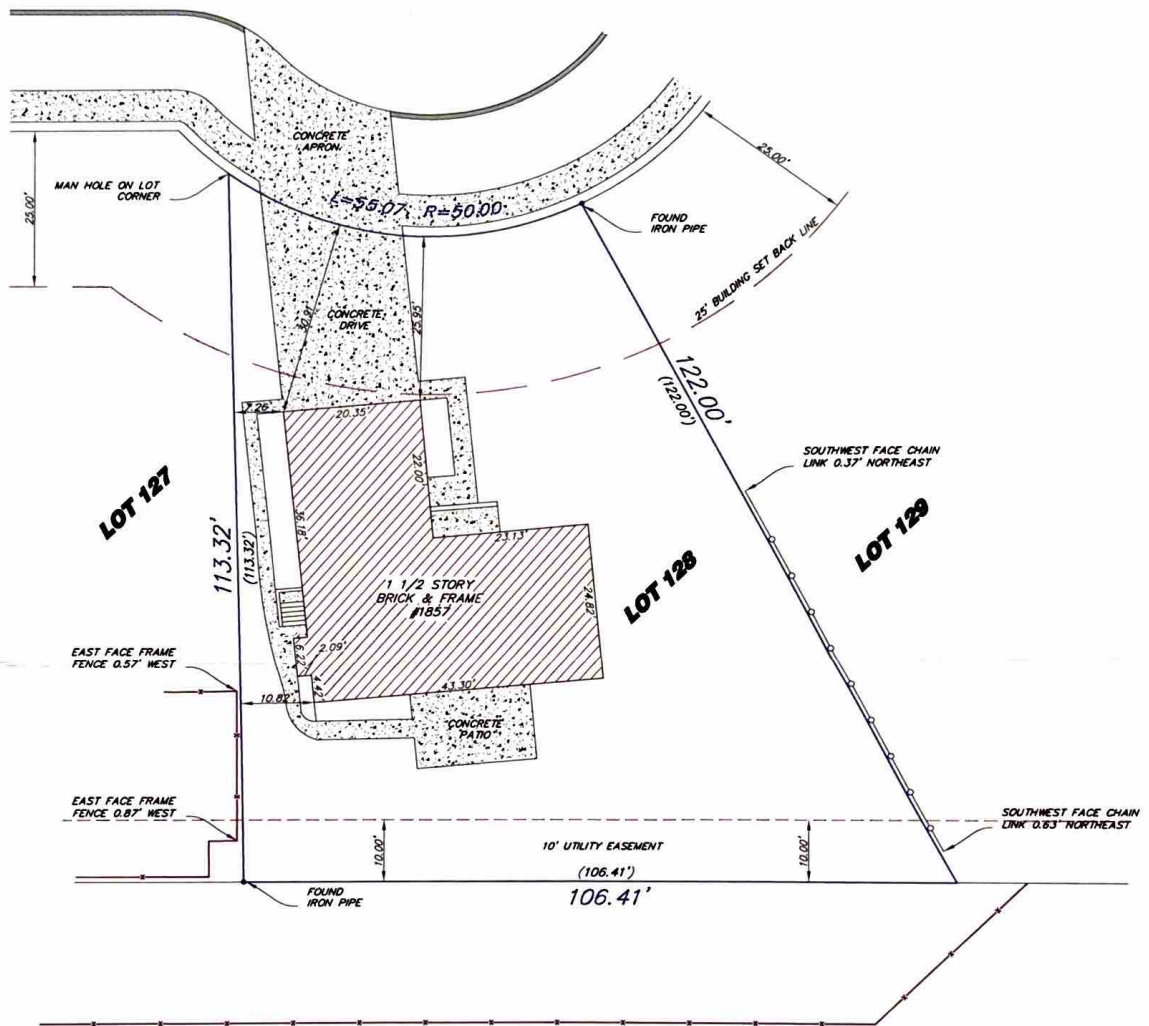
of

LOT 128 IN TIBURON PLANNED UNIT DEVELOPMENT PLAT IN PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS RECORDED JULY 8, 1977 AS DOCUMENT NUMBER 24004946 IN COOK COUNTY, ILLINOIS.

±8,448 SQUARE FEET



SPRING RIDGE DRIVE



LEGAL DESCRIPTION PROVIDED BY CLIENT
MEASURED DISTANCE
(RECORDED DISTANCE)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DESIGN FIRM: #184-002898

STATE OF ILLINOIS)
COUNTY OF COOK) C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL Thursday, March 23, 2023

Gene Scola

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2024

PYRAMID LAND SURVEYORS

Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE
SOUTH BARRINGTON ILLINOIS, 60010
PHONE 630-497-1832 FAX 847-428-6419

FIELD WORK COMPLETED: MARCH 23, 2023

DRAWN BY: G.V.S. SCALE: 1"=20'

BOOK NUMBER: 2301-38

DRAWING NUMBER: 117-230349

pyramidpls@yahoo.com

IMAGE



PIN# 02-01-209-022-0000

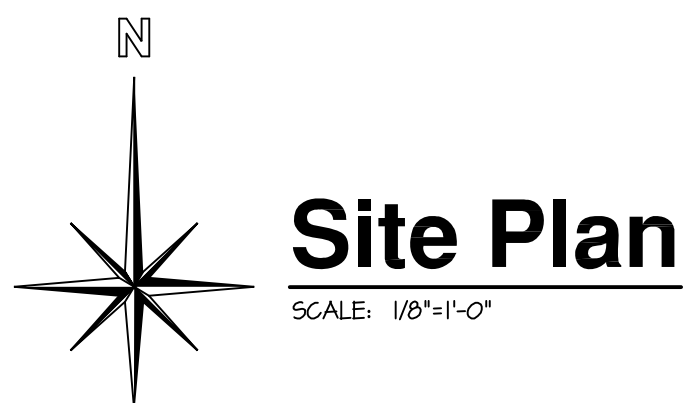
VICINITY MAP



1857 WEST SPRING RIDGE DRIVE

ORDERED BY

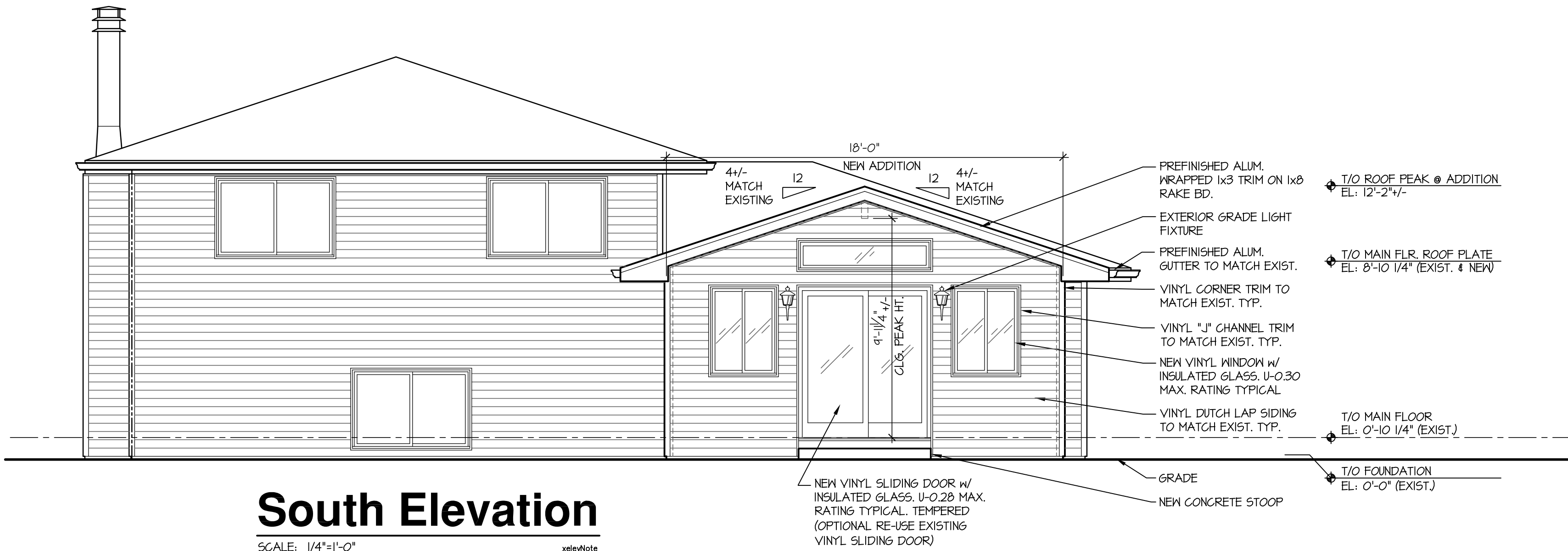
Law Office of Joanne Gleason
923 Carswell Avenue
Elk Grove Village, Illinois 60007
(847) 421-3900
(847) 961-1340 -E-Fax





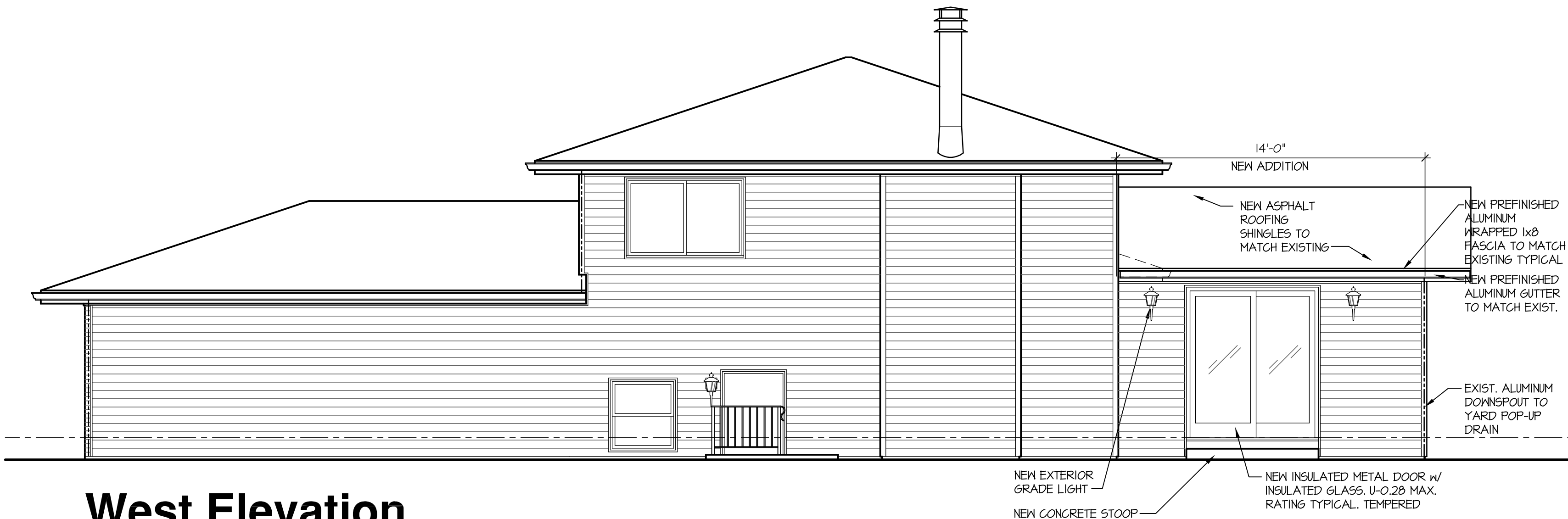
East Elevation

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



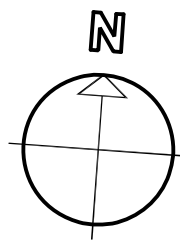
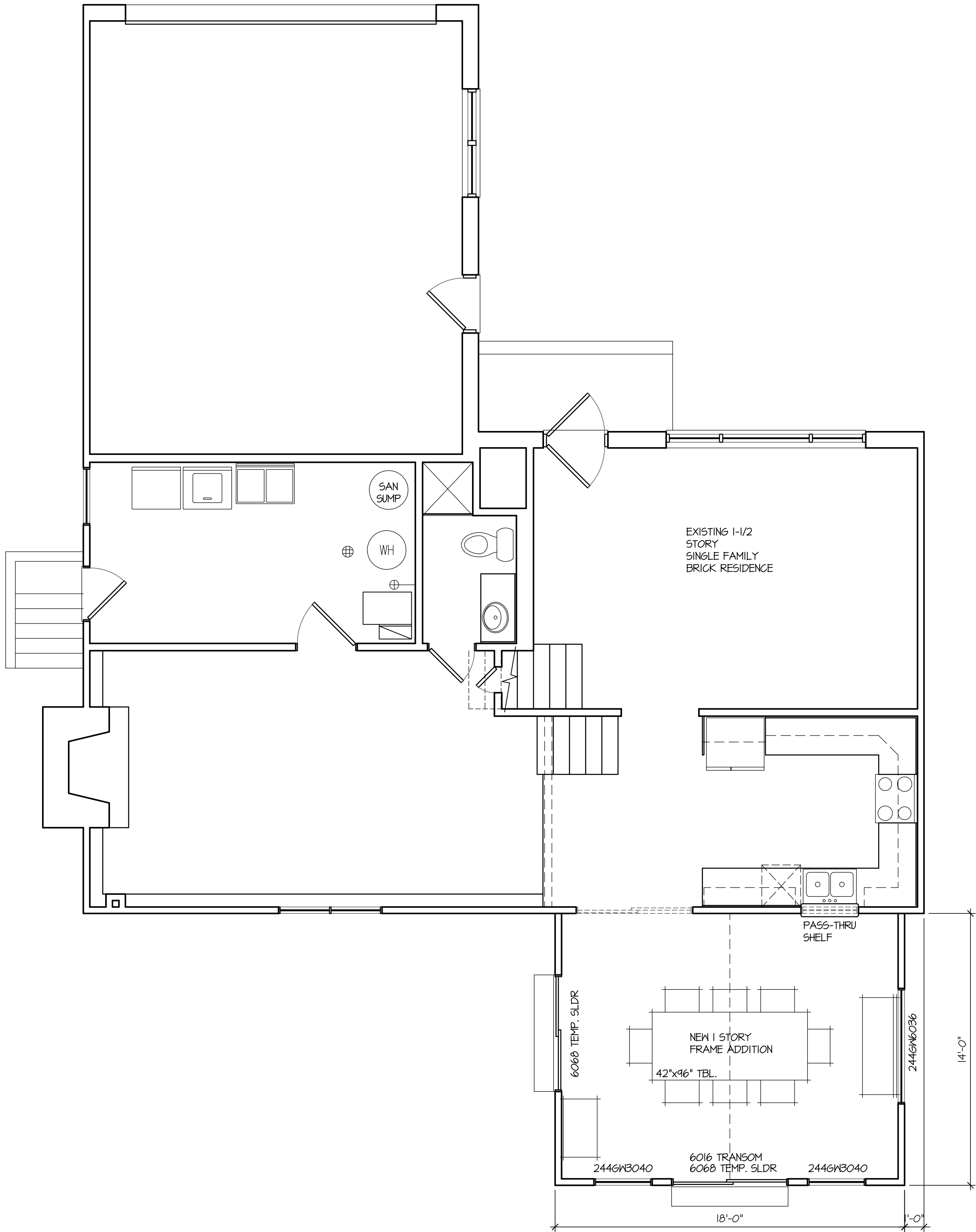
South Elevation

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



West Elevation

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



Preliminary Lower Floor Plan

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

ISSUE DATE:	06-20-26
REVISIONS	
06-22-26	
06-25-26	
07-05-26	

Yeverino's Residence Addition
1857 Spring Ridge Drive
Arlington Heights, Illinois 60004

Reitan
Architects

llange@reitanarchitects.com
214 S. Rose Street
Palatine, Illinois 60067
847.519.1227

JOB NO: 2601 PROJ MGR: LUCIAN LANGE
DRAWN: LLL CHECKED:
PRELIMINARY FLOOR PLAN &
EXTERIOR ELEVATIONS

SK2

Cheryl Cizon
1824 W Spring Ridge Dr
Arlington Heights, IL 60004

August 3, 2026

Attention: Zoning Board of Appeals
33 S. Arlington Heights Road
Arlington Heights, IL 60004

Subject: Opposition to Proposed Add-On Structure at **1857 W. Spring Ridge Drive**
Arlington Heights, IL 60004

Dear Zoning Board of Appeals,

I am reaching out because I genuinely care about the future of our neighborhood, and we all share the same goal — keeping our community safe, beautiful, and fair for everyone. That is why it is important to speak up about the proposed add-on structure at 1857 W Spring Ridge Drive, described in the Notice of Public Hearing to be held on August 10, 20226

After examining the plans and our village building codes, it is clear this project does not meet the rules we have all agreed to live by

These are not just technical details — they are protections that keep our neighborhood looking great, our homes safe, and our property values strong. If we start making exceptions, it could result in for more rule-bending in the future, and that is not the kind of precedent we want to set.

We have worked hard to build a community that feels welcoming, balanced, and respectful of everyone's space. Approving this project as it stands would chip away at that. I am confident that by sticking to our codes, we can find solutions that work for everyone without compromising what makes our neighborhood special.

Thank you for listening and for continuing to stand up for the values that make our village such a beautiful place to live.

Sincerely.

Cheryl Cizon

Cheryl Cizon

August 1, 2026

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

Re: Objection to Rear Setback Variance Application
1857 W. Spring Ridge Drive
Public Hearing – August 10, 2026

Dear Members of the Zoning Board of Appeals:

We are the owners of the property immediately adjacent to 1857 W. Spring Ridge Drive, and we respectfully request that the Board deny the applicant's request for a 12.86-foot rear setback variance.

Our objection is based on the standards governing zoning variances under the Arlington Heights Zoning Ordinance and the permanent impact this proposal would have on the established character of our neighborhood. We respect our neighbors and understand their desire to enlarge their home to better suit their needs. However, we do not believe this application satisfies the legal standards required for granting a variance.

I. Statement of Facts

The applicant requests a 12.86-foot variance from the required 30-foot rear setback, allowing a one-story rear addition to be located only 17.14 feet from the rear property line.

The proposed addition would extend approximately 14 feet into the required rear setback along approximately 18 feet of the home's existing 45-foot rear wall — expanding roughly 40% of the rear wall farther into the protected rear yard.

II. The Application Does Not Demonstrate a Unique Hardship

A variance is intended to address a hardship created by the property itself — not to accommodate a homeowner's preference for additional living space. Illinois variance standards require that the hardship arise from the unique physical characteristics of the property, not from personal convenience or a desire for more room.

According to the application, the purpose of the addition is to create a larger dining room for family gatherings and entertaining. While that objective is understandable, a preference for additional entertaining space is a self-created, personal want, not a hardship rooted in the property's physical condition, and it does not demonstrate that the property cannot reasonably function as a single-family residence under the existing zoning regulations.

This home has served its intended residential purpose for approximately 46 years and has been occupied by multiple families without requiring an encroachment into the required rear setback. The application identifies a desire for additional space but does not establish a hardship unique to this property or its physical characteristics.

III. The Requested Variance Is Not the Minimum Necessary

The requested relief is substantial. Rather than extending only a small portion of the home, the proposal would project approximately 40% of the home's 45-foot rear wall approximately 14 feet farther into the required rear setback. This represents a significant expansion of the existing footprint, not a modest addition or the minimum relief necessary to accomplish the stated objective. We are not aware of any smaller or alternative design that was considered or would avoid this degree of encroachment, and we respectfully submit that none was shown to be infeasible.

After construction, only a narrow strip of usable rear yard would remain before the existing 10-foot utility easement begins. That remaining area is located on the descending portion of the lot.

This grading pattern is not unique to this property. Similar rear-yard grading exists throughout the subdivision, demonstrating that the lot is typical of the surrounding neighborhood rather than subject to an unusual physical condition requiring variance relief.

IV. The Proposal Is Inconsistent with the Established Character of the Neighborhood

For more than four decades, this subdivision has maintained a consistent pattern of development characterized by modest homes, generous rear setbacks, and open rear yards that provide separation between neighboring properties.

As shown by the aerial view submitted with this objection (Exhibit A), the homes generally maintain a consistent rear building line. The proposed addition would create a significant exception by extending substantially farther into the required rear setback than surrounding homes, permanently altering a development pattern that has remained unchanged since the subdivision was built.

The subdivision was also developed with a coordinated grading and drainage system, including rear-yard slopes, utility easements, stormwater infrastructure, and a detention basin serving the neighborhood. These common design features reinforce that this property's conditions are typical of the subdivision rather than unique hardships warranting a variance.

V. The Proposal Undermines the Purpose of the Rear Setback Ordinance

Rear setback requirements exist to preserve light, air, openness, and privacy between neighboring homes.

As the adjoining property owners, we would experience the direct impact of this reduction. The proposed addition would substantially reduce the open space that currently exists between our homes, narrow our rear-yard views, and introduce new windows facing directly toward our property. Those windows would create direct sightlines into much of our backyard and would be visible from several rooms of our home, including two bedrooms, our dining room, and the lower-level laundry room.

These are precisely the types of impacts that rear setback requirements are intended to minimize by preserving adequate separation between neighboring homes.

VI. Conclusion

My husband and I spent nearly three years searching before purchasing our home because we valued the privacy, openness, and spacious character of this neighborhood. These homes, generally ranging from approximately 1,000 to 1,500 square feet, have served generations of homeowners as both starter homes and, later in life, places to downsize without sacrificing privacy or quality of life. Their modest size, generous setbacks, and open rear yards are not deficiencies — they are the defining characteristics of this subdivision and the reason many residents chose to live here.

For these reasons, we respectfully request that the Board apply the variance standards as written and deny the requested rear setback variance, thereby preserving the thoughtful planning, openness, and character that have defined this neighborhood for more than four decades.

Thank you for your time, your careful consideration, and your service to the residents of Arlington Heights.

Sincerely,

Lucja Placzek and Roman Dobkowski
1849 W. Spring Ridge Drive
Arlington Heights, IL 60005

From: Kimberly Sheets [REDACTED]
Sent: Friday, August 7, 2026 2:02 PM
To: Conor Rockhill
Subject: Disapproval 1857 W Spring Ridge Arlington Heights

You don't often get email from [REDACTED]. [Learn why this is important](#)

[STOP - LOOK - Think - Decide: This email originated from outside of the Village.]

Good afternoon,

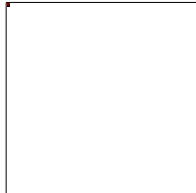
I want to disapprove the addition to home 1857 W Spring Ridge Dr Arlington heights. See reasons below.

The proposed addition sits close to property line and lessen my property value as it may want other homeowners to do the same changing the architecture/asthetic of all other homes on our block. It would expand out more than all the other houses on our block where lack of privacy comes into play and possibly cause drainage issues as it extends into a ditch-like land that would force the water over towards my fence and backyard.

Please consider this as it would affect all on us in this neighborhood.

Thank you for your time and attention.

Kimberly Sheets



Vicky A. Rubin 1865 W Spring Ridge Dr. Arlington Heights IL, 60004

July 28, 2026

To: Planning/Zoning Board

Re: Objection to Proposed Extension at 1857 W. Spring Ridge Dr., Arlington Heights, IL 60004

Dear Members of the Planning /Zoning Board:

I am writing to formally object to the proposed extension at the property owned by Lou Yeverino, located at 1857 W Spring Ridge Dr., Arlington Heights, Illinois.

When I purchased my home in 2018, one of the primary reasons I selected this property was the open space and unobstructed character of the surrounding lots. The separation between homes contributes significantly to the privacy, enjoyment, and overall character of our neighborhood. The proposed extension would substantially alter these qualities by creating a much larger structure in close proximity to my property and reducing the sense of openness that existed when I purchased my home.

I am particularly concerned about the impact this project may have on my privacy and quality of life. Based on the plans presented, the proposed design would relocate the outdoor patio and entertainment area closer to my bedroom and primary living spaces. This change raises concerns about increased noise from gatherings, parties, and other outdoor activities. Such activity occurring closer to my home could significantly interfere with my ability to enjoy my property in a peaceful and comfortable manner.

In addition, the size and location of the proposed extension may create a feeling of enclosure by neighboring structures, negatively affecting the enjoyment of my backyard and outdoor living space. The reduction in open space, combined with increased noise and diminished privacy, has the potential to adversely impact both the character of the neighborhood and the value and appeal of neighboring properties.

I respectfully request that the Planning Board/Zoning Board carefully consider these concerns when evaluating this application. I ask that the effects on adjacent homeowners, including privacy, noise, enjoyment of property, neighborhood character, and compatibility with the existing community, be given significant weight before any approval is granted.

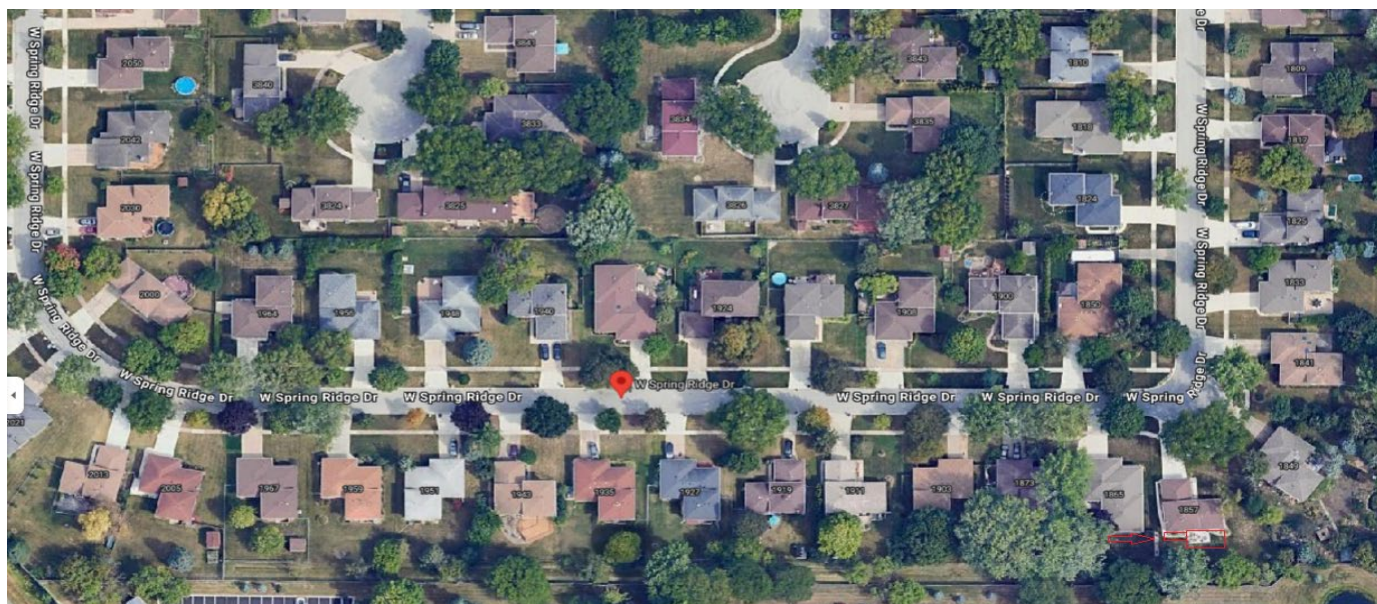
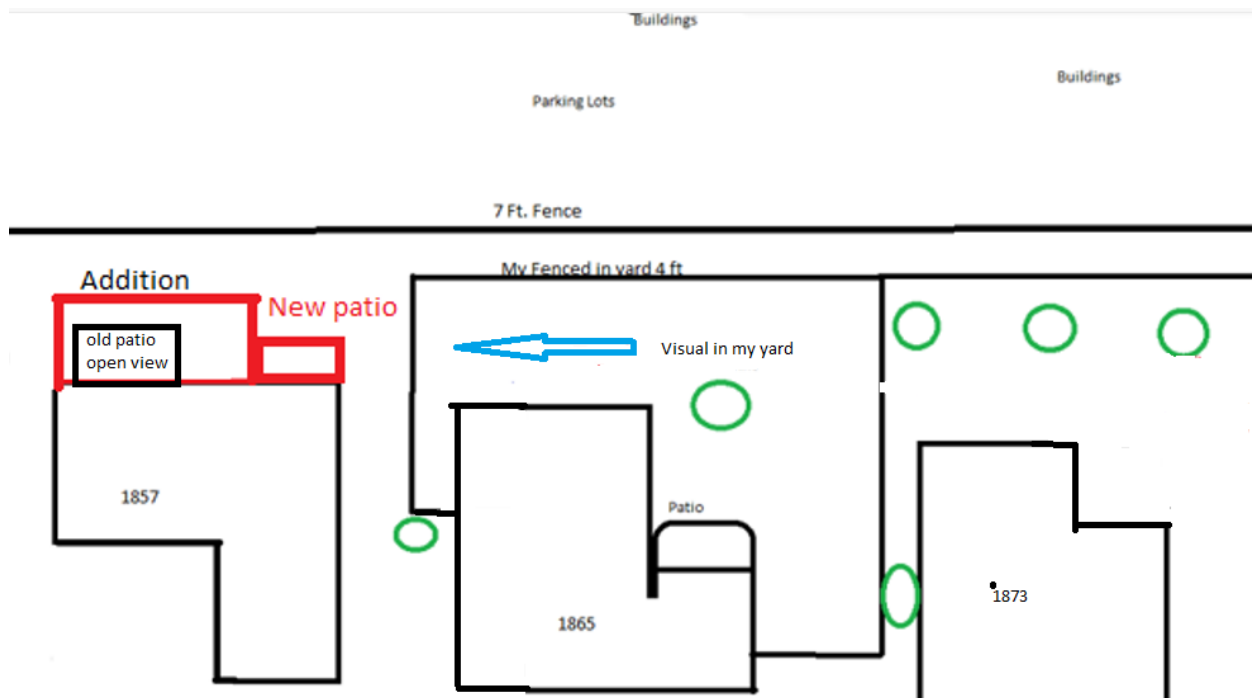
Thank you for your time and consideration. I appreciate the opportunity to provide input and respectfully request that my concerns be included in the official record regarding this application.

Sincerely,

Vicky A. Rubin
1865 W. Spring Ridge Dr.
Arlington Heights, IL 60004

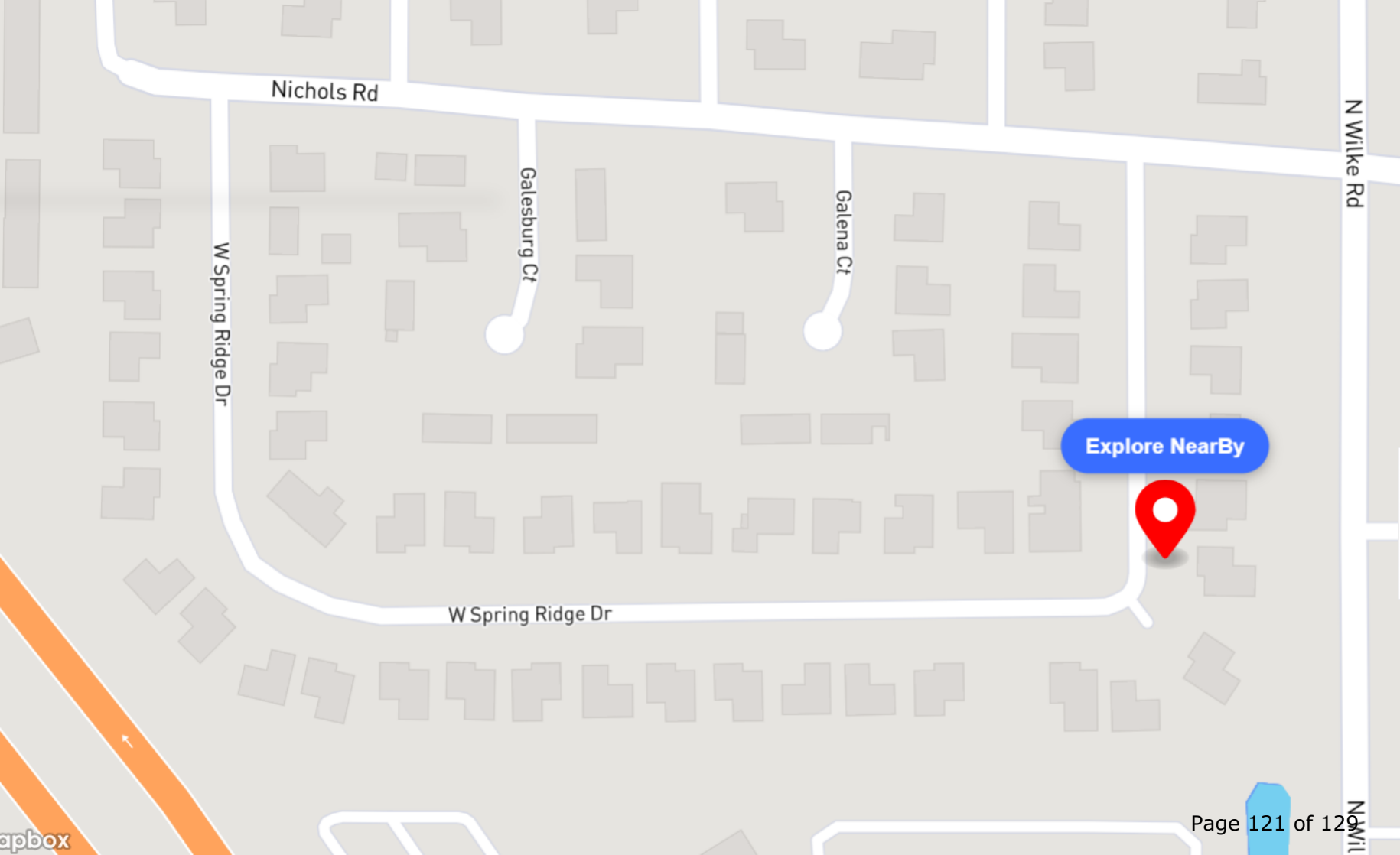
CC: crockhill@vah.com
CC: dbojin@vah.com
CC: Planningmail@vah.com











Nichols Rd

Galesburg Ct

Galena Ct

W Spring Ridge Dr

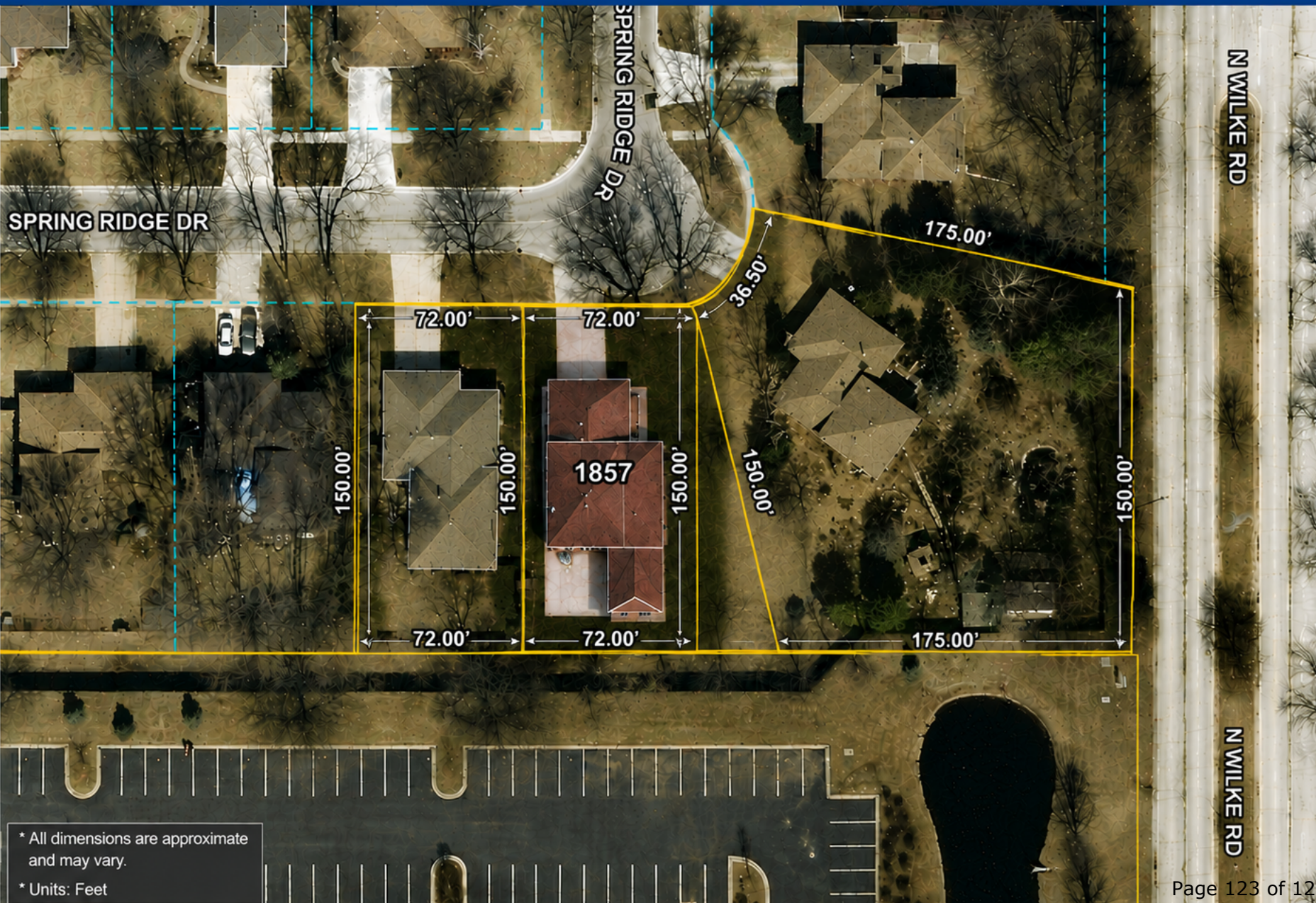
W Spring Ridge Dr

N Wilke Rd

Explore Nearby



North
West Vertical East
South



* All dimensions are approximate and may vary.
* Units: Feet



1857

45 feet

28 feet

sit flush with
existing wall

14 feet
extension

concrete slab
(on the left added)

18 feet

