



AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
September 14, 2026
7:00 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. Zoning Board of Appeals Minutes - 8/10/2026
 - B. 3245 N. Volz Drive - Findings 8/10/2026
 - C. 603 N. Beverly Lane - Findings 8/10/2026
 - D. 1003 N. Mitchell Avenue - Findings 8/10/2026
 - E. 330 S. Bristol Lane - Findings 8/10/2026
 - F. 1857 W. Spring Ridge Drive - Findings 8/10/2026
 - IV. OLD BUSINESS
 - V. NEW BUSINESS
 - A. 620 S. Newbury Lane - ZBA2026-00021
 - B. 210 E. Ryan Court - ZBA2026-00029
 - C. 207 S. Dwyer Avenue - ZBA2026-00022
 - D. 4 S. Kennicott Avenue - ZBA2026-00031
 - E. 827 N. Gibbons Avenue - ZBA2026-00030
 - 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: 3245 NORTH VOLZ DRIVE - ZBA #2026-00020

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 10th day of August, 2026 at the hour of
7:00 p.m.

MEMBERS PRESENT:

TOM DRAKE, Chairman
RICK KOEVERNICK
FRANK PORTERA
JEFFREY LANAGHAN
JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
DARKO BOJIN, Planner I
CONNOR ROCKHILL, Planner I

CHAIRPERSON DRAKE: Hello, everyone. It's 7:00 o'clock and I'm going to call the meeting to order here. This is the August 10th, 2026 Zoning Board of Appeals. If you're looking for the Village meeting, you're in the wrong room.

Would the Staff go ahead and take roll call?

MR. OSOBA: Mr. Koevernick.

COMMISSIONER KOEVERNICK: Here.

MR. OSOBA: Mr. Hogaboom.

(No response.)

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.

(No response.)

MR. OSOBA: Chair Drake.

CHAIRPERSON DRAKE: Here.

Next order of business, the flag is in the corner, we're going to say the Pledge of Allegiance. Please stand.

(Pledge of Allegiance recited.)

CHAIRPERSON DRAKE: Item IV on our agenda is Approval of the Minutes. The minutes are from July 13th, 2026.

Has everyone had a chance to look at them? Are there any comments?

(No response.)

CHAIRPERSON DRAKE: Is there a motion for approval?

COMMISSIONER LANAGHAN: So moved.

CHAIRPERSON DRAKE: Is there a second?

COMMISSIONER KOEVERNICK: Second.

CHAIRPERSON DRAKE: All in favor?

(Chorus of ayes.)

CHAIRPERSON DRAKE: Opposed?

(No response.)

CHAIRPERSON DRAKE: Motion carries.

Item IV is Old Business. Do we have any old business?

MR. OSOBA: We do not.

CHAIRPERSON DRAKE: We do not, thank you.

And V, I'm going to go through the hearing procedures, bear with me. I'll try to be pretty concise. We have a seven-person Board here. Tonight we have five in attendance. It takes four affirmative votes tonight to approve your variance regardless of the number of Board members in attendance, and tonight you need to go at least four out of five.

Please explain the elements that we look at when we're reviewing these petitions when you give your testimony, this is really right off of the forms that you completed, in order for us to grant a variation:

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

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

I will open each agenda item and provide a few introductory remarks. The Staff will do a short presentation and overview of the project, and then the Petitioner or the Applicant will come up and make a case for why we should review, we are going to review, why we should approve your petition.

If there are any members of the audience that wish to speak on these petitions, you'll be allowed to come up as well. We ask that you keep your comments to three minutes. I'm not timing you, but in the interest of time, you know, try to be concise. If you're repeating something someone else said before you, it would be helpful to say I just agree with the last person that spoke up here.

We're going to swear you in, those of you that are submitting the petitions, under oath. That's just a requirement for us. Then at the end of your presentation or questioning here, if you want to make a closing statement before taking your seat, that's fine.

So, at the end of the meeting, after reviewing all the petitions, there will be three minutes per speaker if anyone wants to speak. Any kind of public comment that you want to make, we're happy to hear that.

So, with that, we're going to go to the first item on the agenda under New Business, Item A, 3245 North Volz Drive. That's ZBA #2026-00020. So, if we could have the Petitioner, please come up?

Then, Staff, if you could read your report?

MR. OSOBA: Do you want to swear him in first?

CHAIRPERSON DRAKE: Do you want to raise your right hand, sir?
(Witness sworn.)

CHAIRPERSON DRAKE: Okay, now we can have the report.

MR. BOJIN: Thank you.

The property is zoned R-3 Residential Single-Family District, and the Petitioner is proposing to expand their existing driveway to the west beyond the permitted driveway width. Therefore, the Petitioner is requesting the following variation:

- A two-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 24 feet in width where the maximum width permitted per code is 22 feet.

Thank you.

CHAIRPERSON DRAKE: Okay, sir.

MR. EWIG: Okay, so the reason why we're requesting this ultimately, we've been here for about 10 years and our kids are coming up to driving age. Our

daughter is going to be going to her permit in about two months, and then we have two other kids that are going to be following. So, we're future planning that ultimately we're going to have five cars parking on the driveway, hence, why we're looking to do this extension off to the side.

The neighbor across the street from us, they must have had it done at some point in time and we kind of modeled off what we're looking to do based on what they have so we could fit all the family cars and then potentially visitors. So, that's ultimately the request for the need.

Aesthetic-wise, I think it fits with the aesthetics of the neighborhood. I drove a loop around, we're in the Northgate neighborhood, and so I did a loop around it and I snapped pictures of like 15 or so houses that have done similar type projects where either they extended out the driveway or they've extended it and then added like pavers or something even further to make it even longer. Personally, I think it looks a little better to have it as concrete uniform as opposed to having like paver jut out. So, from an aesthetic standpoint, it seems like a lot of others have done it in the neighborhood just in the past.

You mentioned the minimum requirement. The reason why, our driveway right now is 16 feet wide, the request to go up to 24 is another eight feet. We feel that on that eight feet, if we have three cars in the driveway, I did a little search on the Internet, the average width of a car, a full-sized car is between six and seven feet. So, you allow for that, if we have three cars in there, it kind of allows for the door swing. So, that's why we feel that it's the minimum amount for the request.

Then outside of that, we talked to the neighbors, you know, that direct neighbor to the west of us is perfectly fine with it. It aligns with the sidewalk that goes to the back of our house. So, if we do the full 24 feet, it will, you can kind of see the concrete driveway running to the back on the top there, it would align to that, and they were fine with it. I think that is about it.

CHAIRPERSON DRAKE: Okay, Rick, did you have any questions?

COMMISSIONER KOEVERNICK: So, three kids. So, one is 15 I take it?

MR. EWIG: Just about, yes.

COMMISSIONER KOEVERNICK: Just about, so then how about the other kids?

MR. EWIG: So, our other son is going to be turning 13, and then our youngest is nine.

COMMISSIONER KOEVERNICK: Okay, you've got --

MR. EWIG: Yes.

COMMISSIONER KOEVERNICK: So, on the west side, they're okay with it. On the east --

MR. EWIG: Yes, actually, I talked to a lot of neighbors. Having a big, giant sign out in front definitely brings a lot of people asking questions. I talked to the neighbor across, the one directly to us. So, a lot of them kind of said, yes, you know, it's your property, I mean, do what you want with it, we have no concerns. So, yes, several neighbors seemed perfectly fine with it.

COMMISSIONER KOEVERNICK: Yes. From my standpoint, I

understand where you're coming from, and the door swing space, especially with kids. So, the two feet is kind of minimal. Could you go shorter with it or, you know, I mean, just that minimal variance?

MR. EWIG: Yes, we kind of did the two just because we kind of looked and we have the 16 going into the garage, even if me and my wife parked our cars on there, if that was kind of shrunk by two feet really, like it would be very difficult to open the doors.

COMMISSIONER KOEVERNICK: All right, for me, I think I'm okay with that. So, it seems to be that you have no neighbor problems or anything. It's not a huge variance or anything, so I think that it's fine.

MR. EWIG: The neighbor to the west, our kids play a lot of basketball together, they did a running joke like maybe we just come back to them and run a full court basketball court. Now, I'm not requesting that here, I don't think that would fly.

COMMISSIONER KOEVERNICK: That was good. Yes, you don't want to do that. Yes, so I think I'm good.

CHAIRPERSON DRAKE: Okay, any other questions?

COMMISSIONER LANAGHAN: I had a couple. One, just a comment. You know, just because other people have gotten it in the neighborhood doesn't necessarily mean we'll approve it here.

MR. EWIG: Sure.

COMMISSIONER LANAGHAN: This is a unique circumstance is how we look at all these cases.

I do have one question for Staff. If this is approved, is there any side yard setback issues, or we're okay with that?

MR. BOJIN: No, we took a look at that. There would be a two-foot setback requirement which is maintained. So, if you want to go back a couple of pages, there is a diagram that shows that there's a 3.5-foot setback that would --

COMMISSIONER LANAGHAN: That would exist.

MR. BOJIN: -- be maintained.

MR. EWIG: Yes.

MR. BOJIN: And that would certainly be the requirement for the setback.

COMMISSIONER LANAGHAN: Okay, thank you.

CHAIRPERSON DRAKE: Anyone else?

COMMISSIONER FOOTLIK: I have a question. It looks like you're curving, you're going to be curving it back towards the apron. So, I assume you're not increasing the apron size?

MR. EWIG: Correct. The intent is to jog over to where the public part of the driveway is after the sidewalk, so it's to cut over and meet that.

COMMISSIONER FOOTLIK: I think that's a great idea. It looks nice, too. I support it.

CHAIRPERSON DRAKE: I have a question. You may have mentioned this and I might have missed it; how long in the home?

MR. EWIG: So, we've been there for 10, a little over 10 years now.

CHAIRPERSON DRAKE: 10 years, okay. All right, I think that's it.

We'll see if anyone in the audience wants to speak. Thank you.

MR. EWIG: Thank you.

CHAIRPERSON DRAKE: Do we have anyone out there that would like to come up and comment on this petition?

(No response.)

CHAIRPERSON DRAKE: Okay, no one wants to be heard. We'll close it down for Board discussion.

Rick, can you start it off?

COMMISSIONER KOEVERNICK: Yes, at least from what I heard with the number of kids in the house, and you need the cars nowadays to get them around, and having a future planning, I think that I would agree to let this one, let this variance go forward.

CHAIRPERSON DRAKE: Anybody else?

(No response.)

CHAIRPERSON DRAKE: I'm in favor of it as well. You covered all of the four points, and none of our three Staff departments' reporting had any concern/comments on this petition.

So, with that, do we have a motion?

COMMISSIONER KOEVERNICK: Yes, I would motion that the variance be accepted as going up for the 24 feet in total width of the driveway that has to swoop back to the parkway driveway.

CHAIRPERSON DRAKE: Okay, do we have a second?

COMMISSIONER PORTERA: Second.

MR. BOJIN: Mr. Koevernicks.

COMMISSIONER KOEVERNICK: Yes.

MR. BOJIN: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Chair Drake.

CHAIRPERSON DRAKE: Yes.

Your petition, I'm not sure where you are, your petition is approved. Congratulations.

MR. EWIG: Thanks.

CHAIRPERSON DRAKE: You don't need to stay for the rest of the meeting but you're welcome if you want to stick around, okay?

MR. EWIG: Thanks.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:13 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 603 NORTH BEVERLY LANE - ZBA #2026-00023

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 10th day of August, 2026 at the hour of
 7:13 p.m.

MEMBERS PRESENT:

TOM DRAKE, Chairman
 RICK KOEVERNICK
 FRANK PORTERA
 JEFFREY LANAGHAN
 JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
 DARKO BOJIN, Planner I
 CONNOR ROCKHILL, Planner I

CHAIRPERSON DRAKE: All right, we're going to move to Item B, that's 603 North Beverly Lane, ZBA #2026-00023.

Could we have the Petitioner come up please? Signed in, sir?

MR. DIBASILO: Yes.

CHAIRPERSON DRAKE: I'm going to ask you to raise your right hand.

(Witness sworn.)

CHAIRPERSON DRAKE: Thank you.

Can we have the Staff report?

MR. BOJIN: Yes.

The property is zoned R-3 Residential Single-Family District, and 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. In addition, 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 variations:

- A 14.55-foot variation from Chapter 28, Section 5.1-3.3(c) to allow an addition that is set back 11.1 feet from the exterior side lot line where a minimum setback of 25.65 feet is required, with an additional one foot for the eave;
- A 6.7-foot variation from Chapter 28, Section 5.1-3.3(d) to allow an addition that is set back 23.3 feet from the rear lot line where a minimum setback of 30 feet is required, with an additional one 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 for a three-car garage; and
- 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 at 18 feet from the face of the garage where the maximum driveway width is 22 feet at a distance measured at 18 feet from the garage.

Thank you.

CHAIRPERSON DRAKE: Thank you.

State your name, sir?

MR. DIBASILO: Doug DiBasilo. I'm the owner at 603 North Beverly. I purchased this house. It was a vacant house, I think it's been vacant for years. It's a unique house in the sense that this is a corner lot, so it has a double frontage. The double frontage comes on Beverly which it faces to the west, and then the frontage also lies with Euclid which is facing to the south.

There is a 30-foot setback on the north end of the property. We are asking for, we're going to do a three-car garage so we're adding one extra bay. There's an existing two-car. The setback would encroach about 6.5 feet on to the requirement, so it would bring it down from 30 to 23.3 feet on the north end.

The purpose of us in doing this, Beverly and Euclid is a controlled stop sign right there, and so there's a lot of street parking that occurs. In order to prevent any street parking, we want to get cars off the street, as an owner,

bringing cars into the driveway. That's kind of a chokepoint.

I'm in law enforcement; I've been a police officer for 19 years. One big complaint I get is traffic, so whether it be service vehicles, ambulance, fire, if there's a chokepoint parking on either side, it kind of prevents public services from getting by. Also, I guess if there was like, you know, snow, stuff like that, so we are kind of asking for this variance for that reason.

Aesthetically, it's not going to, we're still keeping the zoning, the single-family, we're just renovating the home. Part of us in doing the three-car, we're going to be building a second-story over that three-car as well. So, it's kind of a permanent structure.

I don't think it's going to negatively impact the aesthetics of the neighborhood. There are other homes that have three-car garage frontages in that neighborhood. Our lot is kind of unique, like I said, because interior lots don't have this problem because they have a front yard and then they have a backyard, but ours kind of has a double front, so that's where we're kind of running into an issue.

CHAIRPERSON DRAKE: Okay, all right.

MR. DIBASILO: Questions?

CHAIRPERSON DRAKE: Joe, did you want to start off?

COMMISSIONER FOOTLIK: Sure, sure.

How long ago did you buy the house?

MR. DIBASILO: February.

COMMISSIONER FOOTLIK: So, you don't live in it yet?

MR. DIBASILO: Don't live in it.

COMMISSIONER FOOTLIK: Are you building it for you and your family to live in?

MR. DIBASILO: Yes.

COMMISSIONER FOOTLIK: How many drivers do you have?

MR. DIBASILO: My kids are only 11 and eight, so I don't have any drivers right now. So, just I want to park, I usually park all my cars on the driveway or in the garage, so that would be the purpose.

COMMISSIONER FOOTLIK: How many cars do you have?

MR. DIBASILO: I own two right now.

COMMISSIONER FOOTLIK: Okay, have you talked to your neighbors about this?

MR. DIBASILO: We haven't talked directly to the neighbors because I don't live at the property. So, I haven't talked directly to them, but we do see them outside and we have had interactions with them.

COMMISSIONER FOOTLIK: Has anybody approached you about the sign that you have out front?

MR. DIBASILO: No one has approached me.

COMMISSIONER FOOTLIK: Okay, that's all I have right now. I think, I do agree with you that it is a chokepoint there. Tom and I were talking earlier, both of us kind of ran into traffic there. People come in off of Euclid and I do think it's a good idea to --

MR. DIBASILO: At peak hours of, you know, traffic, either morning or afternoon rush, it would kind of create like a blockage if there's a vision, you know,

just a vision block if there's cars parked there. Coming in or out, it would cause maybe a little bit of an issue.

COMMISSIONER FOOTLIK: Sure. I can definitely see it causing some sight obstructions, yes. I feel your variance is reasonable and it is a good idea. It will improve the neighborhood.

CHAIRPERSON DRAKE: What town are you a police officer in?

MR. DIBASILO: Highland Park.

CHAIRPERSON DRAKE: And do you live in Arlington right now?

MR. DIBASILO: I do. I've lived here for 15 years. I live on the north end.

CHAIRPERSON DRAKE: All right.

Anyone else?

COMMISSIONER LANAGHAN: One quick question. Just in the design of the garage addition, is part of the reason you need the extra width just the overall design? It looks like there's a fairly large separation between the single-car garage and the double-car garage. So, you're trying to line up, if I'm reading this right, you're trying to line up the driveway with the edge of the new garage door, correct?

MR. DIBASILO: Correct.

COMMISSIONER LANAGHAN: Got it, and you're not widening the apron? Again, you're kind of angling it back towards that if I'm looking at the plans correctly?

MR. DIBASILO: Correct.

COMMISSIONER LANAGHAN: Okay. All right, that's it, yes.

CHAIRPERSON DRAKE: Anyone else?

Rick?

COMMISSIONER KOEVERNICK: I'm just looking at it. So, the apron is the same. So, it's extended out already pretty, may I see that? There you go. So, your apron, you're already at your apron with part of the driveway, so you're extending it way past those. You're in that range of swing because you'd be pulling in. I don't see it on the plans itself.

MR. DIBASILO: Yes, I understood what you're saying.

COMMISSIONER FOOTLIK: I agree, it does look tough to get over to that third space because you're not widening your apron.

COMMISSIONER KOEVERNICK: Has that been looked at at all?

MR. DIBASILO: I have a final site plan. I see it looks a little bit different. I could probably pop it on there. Could I have somebody to, the gentleman --

CHAIRPERSON DRAKE: Right now you have two cars, correct? So, you'd probably be using this two-car bay.

MR. DIBASILO: Correct.

COMMISSIONER KOEVERNICK: So, it's not probably a problem. Just when I look at it, it makes sense --

MR. DIBASILO: I have the final site plan.

COMMISSIONER KOEVERNICK: -- because the two-car part of the driveway matches with the --

MR. DIBASILO: Correct.

COMMISSIONER KOEVERNICK: So, you're just swinging it over to get that third. It's just a little bit longer because you've got the space to the house, the existing house, you've got a little bit of a space to the third garage there.

MR. DIBASILO: Yes.

COMMISSIONER KOEVERNICK: Okay, so I guess it's the way it's drawn up there. This looks weird because the apron is, you know.

MR. DIBASILO: I can show you something if you wanted me to present it to you.

COMMISSIONER KOEVERNICK: Sure, okay.

MR. OSOBA: If you give it to, or presented as evidence, we would have to keep it as a copy.

MR. DIBASILO: That's fine.

COMMISSIONER KOEVERNICK: Because I can see on there, it is looking weird on there.

MR. DIBASILO: There's a bump-out on the west side right here, this little --

CHAIRPERSON DRAKE: Sir? Sir, would you mind? He's recording this for the Village, so just talk --

MR. DIBASILO: I apologize.

MR. OSOBA: So, if you want to use, there's a little laser pointer kind of right below you, yes, if you wanted to point out stuff.

MR. DIBASILO: To show here?

MR. OSOBA: Yes.

MR. DIBASILO: So, on that drawing, do you see this right here where this laser is pointed? That's not really, that's in the final site plan that you're holding, there's a bump-out that I'm bringing this out.

COMMISSIONER KOEVERNICK: I see it, yes.

MR. DIBASILO: So, it's not illustrated in this photo right here, I'm sorry, this plan right here.

COMMISSIONER KOEVERNICK: This kind of shows it a little bit better.

COMMISSIONER PORTERA: Can you just briefly touch on the 11.1-foot variance in the front porch? I don't think we've covered that one yet.

MR. DIBASILO: This right here?

COMMISSIONER PORTERA: Yes, that one right there.

MR. DIBASILO: So, this was going to be an extended front porch, kind of to mimic the rest of the neighborhood. A lot of homes, if you just go down the street north from here, have very similar front porches that go out this far and kind of matches up with the rest.

COMMISSIONER PORTERA: And you feel it's the minimum variance needed to enjoy that front porch?

MR. DIBASILO: I believe so. Our architect was kind of drawing it up. He's worked a lot in Arlington Heights and Palatine, and that's kind of what he came up with. It's his guidance.

COMMISSIONER PORTERA: Okay.

COMMISSIONER FOOTLIK: Is that front porch remaining open on all sides?

MR. DIBASILO: We were going to leave it open on all sides.

COMMISSIONER FOOTLIK: Okay.

CHAIRPERSON DRAKE: What is the difference between what you gave us and what we're looking and what we were given in the packet?

MR. DIBASILO: You know what, that's a final site plan that you're holding in your hand. I've submitted that to, I can't remember the gentleman's name, because they've asked for, you know, specific dimensions of the entire site and then the actual structure. So, that was some final site plans.

CHAIRPERSON DRAKE: So, Dan, does that, what we just passed around there, sync with the variations and then the metrics on the variations?

MR. OSOBA: Yes. As presented, yes, and the purview would be, for this is also with Public Works and Engineering, and is separate from Building. So, we would be reviewing this as part of the building permits.

CHAIRPERSON DRAKE: Okay.

COMMISSIONER FOOTLIK: Dan, would there be, is there a variance needed if he makes the apron wider?

MR. OSOBA: There is none, no, because that is off the private property within the public right-of-way under the purview of Public Works to determine if the apron is wide enough to serve that driveway or, excuse me, that garage and driveway.

COMMISSIONER FOOTLIK: Okay, yes, because the way this apron is now, I would expect it to be made wider just so you can get over to that third car.

MR. DIBASILO: Yes.

COMMISSIONER FOOTLIK: Okay, there you go.

COMMISSIONER LANAGHAN: So, let me make sure I understand a few things here. So, being on a corner side lot, your front yard is technically on Euclid, not on Beverly?

MR. DIBASILO: That's correct.

COMMISSIONER LANAGHAN: And your setbacks are the average of everything else down Beverly which have much deeper lots and, therefore, can be back a little bit further.

MR. DIBASILO: Correct, because they're interior lots.

COMMISSIONER LANAGHAN: Correct. I got it, yes. Looking at a corner side yard, or side lot, I understand some of the issues you're going through there.

MR. DIBASILO: Okay.

COMMISSIONER LANAGHAN: Okay, so yes, because your lot is basically 90 degrees from the rest of the street, you're kind of being punished a little bit for it.

MR. DIBASILO: And I can show you an overhead Google. If you guys want to keep this or not, it doesn't matter, but I can present it to you. This is our existing home with the garages. If you kind of look and face, these are the other garages to the east.

COMMISSIONER LANAGHAN: Yes, yes. No, I've got Google up in

front of me right here. That's partly, as I was looking at it, going okay, this is partly because the lots are switched the other direction and, therefore, they are able to be back further to meet some of those setback requirements.

CHAIRPERSON DRAKE: In some respects, your neighbor behind your backyard, your neighbor's garage is in your backyard the way I looked at it when I looked at the property.

MR. DIBASILO: Correct.

CHAIRPERSON DRAKE: Okay, anyone else?

(No response.)

CHAIRPERSON DRAKE: All right, thank you.

MR. DIBASILO: Thank you, sir.

CHAIRPERSON DRAKE: You can have a seat.

Is there anyone in the audience who would like to comment on this?

(No response.)

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

Joe, start us off?

COMMISSIONER FOOTLIK: Sure.

I think you have plenty of room in what's called the rear lot that looks like the side lot to do this. I think it's a great idea to have the cars off the street at that area. Just between all the traffic and the e-bikes and the scooters and all that, I think it will improve the neighborhood. I think the whole addition and everything that you're doing is really going to be nice and be a huge improvement over what's there now. So, I support this variance as it's requested.

CHAIRPERSON DRAKE: All right, thank you.

COMMISSIONER LANAGHAN: Yes, I'd say basically, you know, being on a corner side lot is unique and the Village doesn't really address it. I don't know how you would, quite frankly, I'm not knocking how the Village's codes are written but it is a unique and difficult situation in that your setbacks are the average of everything else on the street. When you have much deeper lots to the north, some of those setbacks are just really difficult to figure out.

As far as the driveway goes, you know, it's kind of lining it up with what it is. You know, the fact that it's a little bit wider based on where the other garage is makes sense to me.

CHAIRPERSON DRAKE: Anyone else?

I'm in favor of it as well. I agree with everything I've heard.

So, with that, do we have a motion?

COMMISSIONER FOOTLIK: Sure. I'll make a motion to approve all four variances as requested by the Petitioner.

COMMISSIONER LANAGHAN: I'll second it.

MR. BOJIN: Mr. Koevernich.

COMMISSIONER KOEVERNICK: Yes.

MR. BOJIN: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Chair Drake.

CHAIRPERSON DRAKE: Yes.

Congratulations. I look forward to your project being done. I live down that way.

MR. DIBASILO: Thank you for your time.

CHAIRPERSON DRAKE: You're welcome. You're welcome to leave, you're welcome to stay.

MR. DIBASILO: Thank you, sir.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:30 p.m.)

DRAFT

ZONING BOARD

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

OF APPEALS

RE: 1003 NORTH MITCHELL AVENUE - ZBA #2026-00024

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 10th day of August, 2026 at the hour of
 7:30 p.m.

MEMBERS PRESENT:

TOM DRAKE, Chairman
 RICK KOEVERNICK
 FRANK PORTERA
 JEFFREY LANAGHAN
 JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
 DARKO BOJIN, Planner I
 CONNOR ROCKHILL, Planner I

CHAIRPERSON DRAKE: Item C, 1003 North Mitchell Avenue. That's ZBA #2026-00024.

Could we have the Petitioner come up?

MR. BOYD: Good evening. Kent Boyd, homeowner at that address. (Witness sworn.)

CHAIRPERSON DRAKE: Thank you.

Can we have the Staff report, please?

MR. ROCKHILL: 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 North Mitchell Avenue to the west. The exterior side yard of the property faces West Willow Street to the south. The Petitioner is requesting to construct a four-foot open style aluminum fence within the exterior side yard on the property line where fences above 36 inches must maintain a five-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 five-foot variance from Chapter 28, Section 6.13-3(b)(2) to allow a four-foot open style fence set back zero feet from the property line where five feet is required, and to waive the requirement for landscaping along the street side of the fence; and
- A one-foot variance from Chapter 28, Section 6.13-3(b)(3) to allow a four-foot open style fence within 12 feet of the intersection of the driveway and the property line where the maximum is three feet.

Thank you.

CHAIRPERSON DRAKE: Thank you.

The floor is yours.

MR. BOYD: Sure. Good evening. So, the location of the fence from the garage really is just on the other side of the walk. So, if you didn't put it there, then it's really hard to put a fence anywhere. Then just on the other side of the walk happens to be the property line, so therefore, it's on the property line.

The open fence is so it doesn't disturb any view of the site. It is still, because there's no sidewalk in that area, it's 22 feet from the street. So, this isn't anywhere close to, you know, where people are walking, et cetera.

The reasoning behind this is twofold. One, we've got seven grandchildren. We've been in Arlington Heights for 21 years, and we've raised three girls, we've got seven grandchildren. Two of those grandchildren, now five and six, are autistic and they dance to their own music, and they run. I'm getting older, so, I still catch them but you've got to catch them at the right time.

So, there is a fear that they could get out in traffic and, even though it's a side street, that's still a problem. Four-foot versus three-foot, we just felt that that four-foot fence, these kids are, in their home they've got a kitchenette with an island, going into the kitchen I had to put bars floor to ceiling because they lift themselves over the island and it's the kitchen which is a danger area, right? So, four-foot was just, you know, we didn't think three-foot is going to be high enough to contain these children. So, you know, we want them to be able to play

safely in the backyard. We want to be able to, you know, talk to their mother without her 100 percent chasing them all the time. So, that's one reason.

Another reason, we have a dog that's got anxiety issues, who knows why, but it's a Golden, it's a friendly dog. But it will chase an Amazon truck or a scooter or some dogs that, you know, it will react to, and we don't want it getting into the street and causing a problem. Typically we have it on leash, but it would be great to supervise off leash once in a while with a puppy. That puppy is six years old, but it's still our puppy.

So, that's really, you know, and being an open fence and that far from the street, we really didn't see where we needed to have plants in front of it. We've got plants behind it. So, there's garden beds that roll behind it which would be visible, so I think it's scenic and it goes with the neighborhood. It doesn't, you know, it is a corner lot but this is not blocking any view of anything. It runs for like 29 feet is the length of the fence.

We have talked to all the neighbors. We've talked to all the neighbors that touch us and the ones across the street from us, sent out the required mailing to everybody else. Nobody has any objections to this that we've seen. So, that's my story.

CHAIRPERSON DRAKE: Okay.

MR. BOYD: Any questions?

CHAIRPERSON DRAKE: Yes, I have just a couple. Again, you said you've been in the house 21 years?

MR. BOYD: Yes.

CHAIRPERSON DRAKE: And, again, how many grandkids coming in and out of your --

MR. BOYD: We have seven grandkids. My oldest daughter lives six blocks from us on Kaspar and she's what they call a job coach at Miner School.

CHAIRPERSON DRAKE: And I can't recall it, are there stop signs? It's a four-way --

MR. BOYD: There are stop signs. So, there's a stop sign on Mitchell and Willow, and there's another one on Chestnut. No, it's not four-way, they're two-way --

CHAIRPERSON DRAKE: Right, from your home --

MR. BOYD: -- and that's when people stop, most of the time. There's still people that roll and go.

CHAIRPERSON DRAKE: All right, those are the only questions I have.

I don't know if anybody has anything else?

COMMISSIONER LANAGHAN: One quick point, just because I'm a little confused as to where the fence on the rear lot line runs. Does that stop at the deck there? Is that how I'm reading that, or does that go beyond the little --

MR. BOYD: Yes, we have an existing fence that is like three feet off the property line that we have a brick patio and fire pit there. So, that surrounds it and that's a six-foot cedar fence. So, yes, the fence stops and then cuts over and there would be a gate there.

COMMISSIONER LANAGHAN: Got it, okay.

MR. BOYD: Yes.

COMMISSIONER LANAGHAN: Then the other one I had is I wasn't quite sure, and maybe you haven't told us, the fence that you're showing in the packet, there are several different ones kind of shown. Is it the one that has the little fleur-de-lis at the top, or is it the flat one or how --

MR. BOYD: It's flat on the top so no spikes.

COMMISSIONER LANAGHAN: Got it. So, it's like flat with another bar down below it.

MR. BOYD: Correct.

COMMISSIONER LANAGHAN: Got it, okay.

MR. BOYD: And then we're, well, actually it's like the fence walking into this building here, it's got the little circles on the top.

COMMISSIONER LANAGHAN: Oh, sure, okay.

MR. BOYD: So, it's identical to that.

COMMISSIONER LANAGHAN: Okay, that's all my questions.

CHAIRPERSON DRAKE: Anyone else?

(No response.)

CHAIRPERSON DRAKE: Okay, thank you. Do you want to have a seat?

MR. BOYD: Sure.

CHAIRPERSON DRAKE: And we'll see if anyone else, anyone else who'd like to comment on this petition?

(No response.)

CHAIRPERSON DRAKE: Okay, hearing none, I'll start off. I think it's a reasonable request. I think the Petitioner has made a good case and addressed all the four things that we take a look at. One of the messages I got, and I did look at the property, is safety for grandkids, and the way that that property is laid out at the corner, it's an in-lot. So, there were no comments from any of our three departments which we look at, that's always good that they don't have any issues. So, I'm in favor of the petition.

COMMISSIONER FOOTLIK: I support it, too. I don't see how this could have an adverse impact on anybody in the neighborhood or any sight obstruction. It seems to make sense to me.

COMMISSIONER KOEVERNICK: I would agree with that.

CHAIRPERSON DRAKE: Okay, do we have a motion?

COMMISSIONER KOEVERNICK: I motion to accept the Petitioner's request as stated.

CHAIRPERSON DRAKE: Is there a second?

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON DRAKE: Take the roll.

MR. ROCKHILL: All right, Mr. Koevernicks.

COMMISSIONER KOEVERNICK: Yes.

MR. ROCKHILL: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. ROCKHILL: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. ROCKHILL: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. ROCKHILL: Chair Drake.
CHAIRPERSON DRAKE: Yes.

Congratulations.

MR. BOYD: Thank you.

CHAIRPERSON DRAKE: You're set to go for your fence. Good
luck.

MRS. BOYD: Thank you.

CHAIRPERSON DRAKE: You're welcome. Again, you're welcome
to stay, happy to have you, but you're welcome to leave.

MR. BOYD: Thank you, guys.

COMMISSIONER FOOTLIK: Have a good night.

MRS. BOYD: Have a good evening.

(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: 330 SOUTH BRISTOL LANE - ZBA #2026-00025

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 10th day of August, 2026 at the hour of
 7:38 p.m.

MEMBERS PRESENT:

TOM DRAKE, Chairman
 RICK KOEVERNICK
 FRANK PORTERA
 JEFFREY LANAGHAN
 JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
 DARKO BOJIN, Planner I
 CONNOR ROCKHILL, Planner I

CHAIRPERSON DRAKE: Okay, Item D, 330 South Bristol Lane, ZBA #2026-00025.

Raise your right hand.

(Witness sworn.)

CHAIRPERSON DRAKE: State your name.

MR. GINNODO: Keith Ginnodo.

CHAIRPERSON DRAKE: Thank you.

All right, could we have our Staff report?

MR. ROCKHILL: Yes.

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 on the second-story addition. The required side yard setback is 10 percent of the lot width, or five feet for this lot; thus, the existing north side setback is non-conforming.

Therefore, the Petitioner is requesting the following variation:

- A 1.4-foot variation from Chapter 28, Section 5.1-3.3(b) 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 five feet is required.

Thank you.

CHAIRPERSON DRAKE: Thank you.

MR. GINNODO: All right, so our clients, Taylor and Jenna Heinzmann, are here, in the background here. They bought the house six years ago and, with the amount of work that's being proposed, they plan on staying there for a while. So, this is for them.

The house is sited, excuse me, in kind of an awkward situation because it's non-conforming and close to the north property line. They want to expand, add bedrooms, bathroom, laundry, and increase the square footage of the first floor and not go overboard in terms of the amount of scale that is being contemplated. It's a one-car garage-wide, there's really no way we could make it a two, so they're going to go ahead and live with that. But in order to, you know, get the bedrooms on the second floor, they are proposing, we are proposing that they build over the footprint of the existing garage.

The existing garage, however, is in poor condition. A tree landed on it not too long ago and did some damage. It's been repaired but, in order to build on top of it, we need to redo the foundations. The intention and goal here is to put them exactly in the same position, so we're not making anything different as far as the footprint is concerned. The new structure for the garage as well as the second floor will be built directly on top of that.

Could you show the context elevations for just a second? Oh, is there a context elevation in the back? No, that would be the design, I'm sorry. It's not in this set. If you go back to, yes, so the other house just to the north and just to the south were likely the same original footprint as this house. The one to the north is built out to the second story, the one to the south remains kind of very similar. So, if you look down the street, it's kind of a repetition of the language

that's part of the neighborhood already, and so we're not altering the character of the neighborhood in any way. Because the lot is narrow as it is, there's really no way we can kind of accomplish the goal without, you know, building in this proposed location.

That kind of sums up the nature of our project.

COMMISSIONER PORTERA: Thank you, Keith. Any neighborhood feedback? Directly to the north, those neighbors?

MR. GINNODO: Oh, yes, let me go grab those from you. There's been a couple of signatures in favor. You guys are going to have to share. So, these are the neighbors to the north and south of the subject property, both are in support of the project.

COMMISSIONER PORTERA: I don't have any more questions. This is an existing non-conforming use. Any work to this property would have to come back for the same variance. It's quite reasonable, and I don't have any further questions.

CHAIRPERSON DRAKE: Anyone else?

COMMISSIONER FOOTLIK: I'm good.

CHAIRPERSON DRAKE: Jeff?

COMMISSIONER LANAGHAN: No.

COMMISSIONER KOEVERNICK: I love the neighborhood, and to your point, yes, there are similar houses that have done the same thing. The main thing is your neighbors are okay with it, too. It's not, the picture I was looking at, like man, I've walked over there, there's still --

MR. GINNODO: Just enough.

COMMISSIONER KOEVERNICK: -- between the houses and the setbacks are a little different, too. So, I looked at that, so I would be in favor as well because of that.

CHAIRPERSON DRAKE: Okay, thank you.

Is there anyone in the audience who would like to comment on the petition?

(No response.)

CHAIRPERSON DRAKE: All right, hearing none, we're going to close it down for Board discussion.

Frank?

COMMISSIONER PORTERA: Yes, I would be in favor of this petition. Like we said, this is an existing non-conforming use, a family that wants to invest in the home and in the community who wants to stay here. We have the neighbors that are most affected approving and consenting to this variance. So, I would move to approve this as presented.

COMMISSIONER KOEVERNICK: I'll second that.

MR. ROCKHILL: Mr. Koevernicks.

COMMISSIONER KOEVERNICK: Yes.

MR. ROCKHILL: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. ROCKHILL: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. ROCKHILL: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. ROCKHILL: Chair Drake.

CHAIRPERSON DRAKE: Yes.

Your petition is approved. Thank you, have a good evening.

MRS. HEINZMANN: Thank you so much.

MR. GINNODO: We do appreciate it.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:46 p.m.)

DRAFT

ZONING BOARD

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

OF APPEALS

RE: 1857 WEST SPRING RIDGE DRIVE - ZBA #2026-00026

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 10th day of August, 2026 at the hour of
7:46 p.m.

MEMBERS PRESENT:

TOM DRAKE, Chairman
RICK KOEVERNICK
FRANK PORTERA
JEFFREY LANAGHAN
JOE FOOTLIK

ALSO PRESENT:

DAN OSOBA, Planner II
DARKO BOJIN, Planner I
CONNOR ROCKHILL, Planner I

CHAIRPERSON DRAKE: The last item under New Business is Item E, 1857 West Spring Ridge Drive, ZBA #2026-00026.

MR. YEVARINO: Yes, sir.

CHAIRPERSON DRAKE: Hello, sir.

MR. YEVARINO: Hi.

CHAIRPERSON DRAKE: Can you state your name, please?

MR. YEVARINO: Luis Yevarino.

(Witness sworn.)

CHAIRPERSON DRAKE: Thank you.

MR. YEVARINO: Good evening. I'm sorry, go ahead.

CHAIRPERSON DRAKE: We'll get the Staff report first.

MR. YEVARINO: Sure.

MR. BOJIN: The property is zoned R-1 Residential Single-Family District, and the Petitioner is proposing to construct a one-story addition attached to the rear of the house. The existing house is located 30 feet from the rear property line and the proposed addition encroaches into this 30-foot required property line, or sorry, 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) to allow an addition that is set back 17.14 feet from the rear lot line where the minimum required rear yard setback is 30 feet.

Thank you.

CHAIRPERSON DRAKE: Okay.

MR. YEVARINO: Good evening, members of the Board. My name is Lou Yevarino and I'm here with my wife Caroline Yevarino, and our architect Lucian Lange, old time friend also.

We've been residents of Arlington Heights for 31 years. We moved in in 1995. We've lived in three separate homes. Our kids have gone to Northwest Suburban Montessori. We lived by Our Lady of the Wayside in our starter home for nine years, and then we moved to Ivy Hill community for 18 years while the kids grew up. They both went off to college, one moved out of state, and the other one, when she went off to college, we figured it was time to downsize to our end home. After living in Arlington Heights for 20-some years, we did not want to leave Arlington Heights.

So, we chose to stay in Arlington Heights. We found a small split-level home which would be our end home in the Tiburon Subdivision west of Terramere. So, we've lived on the south side, the middle, and now all the way to the north.

The house, after living there for three years, we've determined that we miss our dining room. So, the house only has a kitchen and a living room. It has a dining area which is 6 x 6. That 6 x 6 area seats four of us, but one of us will have to move when someone needs to get by. I always figured that with a big yard, it wouldn't be a challenge to add a room to the back of the house, and now here we are. There is a challenge.

So, in this variance, one, I'd like to say that with regards to the character of the home, I'm going to keep the home the way it is, same siding, same

roofing, same types of windows. I want to keep it the same character.

My unique circumstances are the 6 x 6 dining area that I mentioned. That's a small, it's a three-bedroom, two-bath home. It's well enough equipped for six people to live there, but we have four people in our family, but we have extended family, we have six over on holidays and special occasions, birthdays.

So, a second hardship I have is that we live in an L-shaped cul-de-sac, and our house sits further back than the houses to the west of us on the block. Do you mind bringing up an aerial view of that?

So, you'll notice the front of my house is here. That's my garage. All of the other houses sit 15 feet plus north of our house, so, because of this turnaround cul-de-sac here. Since we sit 15 feet back from all the other houses, our building line comes right up to the back of our house here. So, now we have to apply for a variance to add a one-room addition, a dining room to the back here, not even at the corner, one foot in from the corner, but it will be a 14 x 18-foot room which only be over this side of the roof. It will not go on to this roof at all, it will not connect to that. It would only connect to the lower roof, so it will stick out here.

We have the, we're going to, regarding harmony in the neighborhood, we're going to keep it the same as the neighborhood. We want to continue the awnings as they are in the house. There's a picture of the, there's a diagram of the plans, the elevations which show the way the addition is going to look.

So, this here, we will continue those all around the house here and here. This is the rear view, this is the east view, and we have another west view somewhere, and we're doing the same here. So, we're keeping those the same, siding will be the same, sliding window or slider windows all around just to stay with the same character of the house.

There are many split-level homes in the neighborhood. This will still look like a split-level home. If you can go over to the floor plan here? Yes.

This will be the addition. So, as you notice, this is our living room, this is our kitchen. Those are the only two main floors that we have, main living areas on the first floor. Bedrooms are upstairs, and in the lower level we have a family room and a laundry room. So, this is the 6 x 6 dining area that I had referenced. So, this will be a doorway into the new dining room. We will still have sliding doors on the sides and a window on this side.

I've talked to the neighbors. When I talked to my immediate neighbor to the west, I mentioned it to her in May or June, end of May-early June, she was concerned about her property values. I felt that if my property goes up in value, her property goes up in value. That was her main concern. She has later brought up a second concern.

My neighbors to the east, I've been trying to talk to them about this addition that I wanted to build as a courtesy. After a couple of attempts, they finally came forward and looked at my plans. When they saw the plans, they did not want me to have a window on the east side which faces their lot. So, it's a dining room, I need a window there, plus we're eliminating a window in the kitchen.

Our architect suggested, well, we can have a window on the

east which will bring in light that you're going to miss from that kitchen window over the sink. So, that's the reason for the window, that's one of the reasons for the window. Second reason for the window is as I mentioned, it's a dining room. You want windows around your dining room if you can have them.

Third reason is I have yard space to the east. I have 30 plus feet where the addition is going to begin, right here, from here to here there's 30 feet there plus, about 35 actually but I'm just going to say 30 feet because I was trying to measure it. I don't have a 35-foot measure, I just have a 25 so I had to try to connect the two. So, 30 plus feet there, 40 feet here, and 50 feet at the bottom of the lot to the side, to the corner. It is a pie-shaped lot. So, I have 50 feet at the bottom of my lot.

There's another picture, if you can bring up the plat of survey? The plat, oh, no, that doesn't show it. On the plat of survey, you'll notice, oh, that's actually cut off. So, back here, there is, oh, this here. This is my neighbor to the south. The neighbor to the south is an office building, and on the other, they have their fence put up here, but they own up to the back of my lot here. So, there are 22 feet here, 22 feet of grass area. I know that's not my area but that grass is on my side of the fence and I cut that grass. If their landscapers don't cut it bright and early, I cut the grass myself, but nonetheless, it still leaves a very big yard in the back.

So, as I mentioned, I talked to my neighbors, and my neighbors to the east did not want us to have a window. They asked if we can submit the plans without a window. I said I did not know the full process, I've never asked for a variance in the past but I had already submitted the paperwork and I did not want to delay this because I'd still like to have this addition on by Thanksgiving.

So, once the notice went up, I noticed that my neighbors started to take down the trees along the fence line. I thought their reasoning was privacy, but now that they took down all of these trees, I can now see their house from my house, from my yard. There are pictures of what the yard used to look like, and there are pictures of what it looks like now if you care to see them.

As someone else mentioned, you know, we've raised our kids here in Arlington Heights. There's going to be grandkids coming. This is our end home. We have a nice big yard to have fun activities. All we're asking for is a dining room.

We are recommending this size dining room which is 14 x 18. We feel this is small enough to have the minimum sized dining room but it fits a table and it fits a buffet table for all of us to enjoy.

Does anybody have any questions? I feel I've touched on all four points.

CHAIRPERSON DRAKE: Jeff, do you want to start this off?

COMMISSIONER LANAGHAN: Yes.

No, you've gone through a lot of it and I definitely appreciate that. The pie-shaped lot is certainly curious, as is the cul-de-sac that you've pointed out. So, I guess the question I have really goes towards the scale of the project, you know, is 14-foot actually the minimum that you guys can get by with, or maybe that's an architectural question; I don't know.

MR. YEVARINO: Would like to see pictures of the yard to see how it sits in the yard? I have a tape measure.

COMMISSIONER LANAGHAN: Again, the yard doesn't have a ton of information to me. You know, it goes to the uniqueness. You know, why do you need this? It needs to be the minimum amount, right?

MR. YEVARINO: Right.

COMMISSIONER LANAGHAN: So, is 14 the right number I guess is my question for you.

MR. YEVARINO: So, my patio is about 13 feet.

COMMISSIONER LANAGHAN: Okay.

MR. YEVARINO: 12.5 maybe. So, the patio sits a table with six chairs and a grill. So, we figured we would go about that size. Can we go less than 14 feet out into the yard? I guess we can if 14 feet is not allowed. Is there an allowable size?

COMMISSIONER LANAGHAN: Well, again, the question that's brought before us is, you know, why is it a unique hardship and what's the minimum variance that you can live with. So, that's what I'm trying to ask you is what is the minimum you can live with.

MR. YEVARINO: So, the main hardship is the 6 x 6 dining area that we currently have. It's not big enough for six people. That's the main hardship.

COMMISSIONER LANAGHAN: And how many people do you have in the house?

MR. YEVARINO: We have three living there, but my son lives out of state. When he comes in, that makes four in my immediate family.

COMMISSIONER LANAGHAN: Sure.

MR. YEVARINO: We have an uncle. Grandma just passed away, but we had six for many of those three years that we were there.

COMMISSIONER LANAGHAN: Sure.

MR. YEVARINO: I have my brother and his family, and we have friends, so we gather at our house on occasion. Not often but on occasion. When we do gather, we can't gather at our house in the wintertime. We have to gather in the summertime when we can use the patio. So, there's part of the, another part of the hardship.

Can we go with a 13 deep dining room? Yes, we probably can. I had my architect out so that he can draw up the plans. He put in a 42 x 48 table. That's only a 42 x 48 table by the way; that's not a big table.

COMMISSIONER LANAGHAN: No, I thought it was 42 x 96.

COMMISSIONER FOOTLIK: It looks like 96.

MR. YEVARINO: Oh, is it 96?

COMMISSIONER LANAGHAN: Yes, yes.

MR. YEVARINO: Sorry, I read 46.

COMMISSIONER LANAGHAN: Yes, yes, no worries. No worries. So, I mean, part of the big issue of this variance is you have a lot of neighbors who are against it. Do you have any response? Have you seen their letters to the Staff I guess?

MR. YEVARINO: So, I have seen them. A couple of the neighbors

will not see this addition, so it's not somewhere where they can see it. They're not going to be blocked by sight lines.

The other, one of the other neighbors is now the neighbor to the west who was concerned about her property value going down. Now, it's a different concern that my patio is going to be too close. Well, the patio is not going to be as she drew it in her letter to the Village. It's the way I drew it or the way my architect drew it on the plans. It doesn't go to the sidewalk.

In addition to that, her patio is not in the rear of her property, so she can't, she would not be able to see our addition from her patio. Our patio is adjacent to her house.

COMMISSIONER LANAGHAN: Okay, so I don't know that I have any more questions for you right now. I do want to hear from some of the neighbors who are here.

MR. YEVARINO: Absolutely.

COMMISSIONER LANAGHAN: And you'll have a chance to rebut after the commentary.

MR. YEVARINO: Absolutely, yes. The other neighbors that are not here or have not seen the, or are in the front of the house, I don't know why they would be concerned but it was a shocker for me that they contested it.

COMMISSIONER LANAGHAN: Does anyone else have questions before I --

COMMISSIONER FOOTLIK: I do.

COMMISSIONER LANAGHAN: Yes, help yourself.

COMMISSIONER FOOTLIK: Does going 14 feet back, is that impacting any of the existing trees that are on your property?

MR. YEVARINO: No.

COMMISSIONER FOOTLIK: With your neighbor's concern about the window on the side, I suspect, when I looked at Google street view, it looks like you're raised a little bit. Have you thought, it looks like your property grade is a little bit higher than, as you get towards where this patio is going.

Have you thought about doing any sort of landscaping on that side to address that issue?

MR. YEVARINO: So, we do have a 30 to 50-foot yard, east yard there, so there's plenty of yard for us to eventually plant things, yes. I would, now that the bushes have been taken down on my neighbor's house to the east, I would likely put up hedges.

COMMISSIONER FOOTLIK: Tall hedges?

MR. YEVARINO: If there's no, I don't believe there is a restriction, so I would put up hedges to put, yes, along the fence line, you know, to soften the fence line and so that I don't have to see through the yard. The yard, they just moved in, the neighbors to the east moved in in December-January and they moved in to this house that is very overgrown, has a very overgrown yard. So, they've been doing a lot of work and it's looking really nice, but there are still some overgrown areas.

If it were a concern, I could certainly put up some hedges. I did that in one of my previous homes. I did it in both homes actually, we've placed

hedges in one home, I did it in the previous home to block the street view. So, they worked just fine, they built, you know, they create a hedge obviously. Now, you just maintain them to keep them well, to keep them at a desirable length.

COMMISSIONER FOOTLIK: So, I suspect, and I haven't heard from your neighbors and I don't know, but if they're concerned about the window, I'm just wondering if you could address that by planting some large hedges, some tall ones that might help mitigate their concern.

MR. YEVARINO: Absolutely, I could, yes. The concern was that their bedroom faces that way and their dining room faces that way. Well, if they can have a dining room window, why can't I? Their bedroom window is on the second floor I assume because they have a similar split-level home.

My house is at the same level as their house. There is a dip in the back of the house, there's a swale in the back.

COMMISSIONER FOOTLIK: Maybe that's what I saw.

MR. YEVARINO: Maybe that's what you saw, but the levels are at the same level, street level by the way.

COMMISSIONER FOOTLIK: Okay, thank you. Luis.

MR. YEVARINO: You're welcome.

CHAIRPERSON DRAKE: Two questions, excuse me. Is the patio just going to stay as is?

MR. YEVARINO: Well, part of the addition is going to go over the patio, half of the existing patio, so we would extend the patio a little bit to the west, but --

CHAIRPERSON DRAKE: Okay.

MR. YEVARINO: -- again, not as far as the sidewalk is. It's only going to come out to continue so that we can have that table outside as well.

CHAIRPERSON DRAKE: Okay, and you have some neighbors that are in opposition. Have you talked to any immediate neighbors who are supportive, in favor of what you want to do?

MR. YEVARINO: Absolutely. I spoke to my neighbor to the west. She was supportive originally, concerned about her property value, but now she is, she's here. My neighbor to the east is not supportive. My neighbor across the street thought okay, that's great, sounds good, yes. You have your kids, you know, they're going to come in, no problem. She had no concerns.

I talked to the neighbor behind us, the office manager of the building behind us. I went in there as a courtesy. He even made mention, oh, you're the neighbor that keeps up his yard that cuts the grass. Yes, that's me. He's like, oh, so this is just a courtesy call. Yes, I'm going to put up an addition, do you have any concerns about that? He said no, as long as you stay on your side of the property, that's fine.

I asked them do you mind cafe lights, because I put cafe lights up there, I put lights in the yard to light up the trees. He said no. He knows I trim his trees, too. He doesn't have any problems with any of that. So, I did meet with the neighbor behind us, the managing member of that office building has no concerns.

CHAIRPERSON DRAKE: Okay, and prior to you submitting the

petition and plan, was there any bad blood with any of the neighbors?

MR. YEVARINO: No. We used to get along great. Now, we still say hello. We said hello when they walked in. We all say hello still, but there's obviously still a concern about a window as I understand it.

CHAIRPERSON DRAKE: All right, I think we're good, thank you. Why don't you have a seat --

MR. YEVARINO: Yes.

CHAIRPERSON DRAKE: -- and we'll see if anyone else wants to comment on this.

MR. YEVARINO: Yes, absolutely.

CHAIRPERSON DRAKE: Thank you.

Come on up.

MS. PLACZEK: Good evening. My name is Lucy Placzek, and I live to the east. I am here with my husband and the other immediate neighbor, Vicki Rogan.

As Lou mentioned, he knows us pretty well. We moved in in December. After three years of research, we searched through Des Plaines, Wheeling, we moved out all the way from Skokie to Arlington Heights to this specific neighborhood because it's gorgeous. People who live there, some people have lived there since they built the neighborhood.

The openness, airiness and privacy was what we were after. We were committed to commute to work to Skokie where my husband still works for almost an hour for this, for the purpose of the privacy which you don't get in Chicago and you don't get in Des Plaines. Those are very populated and tight areas. This place stole our heart.

Is the yard overgrown as Lou stated? Yes. People that live there lived there their whole lives. The gentleman passed away five years earlier, the lady passed away last year. So, they were older, they loved their big yard. As far as I know, they were winning like contests for yards.

So, we also fell in love with the space that we could have a garden. So, when I look out from my home -- are you able to pull up the pictures that I have submitted? To the right, I have a neighbor. This is, okay, you can stop here, so I'll start backwards.

So, this is Vicki. As Lou said that it's not really going to interfere with her, she is now going to have to look, so you see the chairs? It's going to be past that. There's going to be an addition with a huge glass door that's going to look directly into her backyard. So, she's going to --

CHAIRPERSON DRAKE: Excuse me. Could you address how it affects your home?

MS. PLACZEK: Sure.

CHAIRPERSON DRAKE: Let somebody else talk for their home.

MS. PLACZEK: So, here is me, here is me. This is the site that we're looking at. So, when I look out from my backyard, this is what I see. This is what I see from my two bedrooms, my dining area, and my laundry room. Now, past those two chairs, like by those two chairs there's going to be the addition, 14 feet out which is one-third of that wall, it's going to be one-third of the wall that you

see over here.

With the window that Lou is proposing here, we asked, so how are you, what are you going to do with this whole backyard? That's going to be useless. He said that down the road, he would like to change that window to a sliding door and build a pool for his grandkids that may come down the road, which is also a concern.

It's not, I understand that the windows are going to be the same, the door is going to be the same, the siding is going to be the same. This is a pretty standard builder's grade, you know, neighborhood, so there's nothing really that you can do to look different from the outside, but the light is not in the front, it's in the back and this is going to affect us. It's going to block us off from the rest of the neighborhood.

So, this is our concern.

COMMISSIONER LANAGHAN: So, I know, and not to interrupt you, but so I know, are you standing on your property line or by your house or where is this picture taken from?

MS. PLACZEK: Yes. So, from in front of my house.

COMMISSIONER LANAGHAN: So, from your house, okay.

MS. PLACZEK: So, when I walk out from my house --

COMMISSIONER LANAGHAN: Yes, yes.

MS. PLACZEK: -- there's a backdoor here. Out the stairs you go, you take a little corner like literally from here to here, this is what I'm looking at. Lou also mentioned our landscaping --

COMMISSIONER LANAGHAN: Can I, just for my own clarification?

MS. PLACZEK: Yes.

COMMISSIONER LANAGHAN: So, here is Google Earth, approximately where you're standing right there, more or less on the corner there?

MS. PLACZEK: Yes.

COMMISSIONER LANAGHAN: Got it, okay.

MS. PLACZEK: So, here, I'm sorry, I didn't realize that that's --

COMMISSIONER LANAGHAN: That's okay, that's okay.

MS. PLACZEK: So, this is my bedroom, this is our bedroom, this is our window to the dining room.

COMMISSIONER LANAGHAN: Yes, yes.

MS. PLACZEK: There's the, what's it called, laundry room. This is basically, for us, the only area that's quiet. We have Wilke Street --

COMMISSIONER LANAGHAN: Got it. Yes, now I got it. I apologize for doing this because now the Staff here, now I see it, but now I have a better idea. I apologize to Staff.

MS. PLACZEK: So, that's Wilke Road which is loud and people speed, and so this is basically for us the Zen area. I also wanted to say that this neighborhood has been unchanged for 46 years throughout the whole neighborhood, like a 100 houses, no one built an addition. When you move into a house that's small like I did, everyday I tell my husband I wish my bedroom was bigger because those houses are small. They were built for young families to start their lives in or to downsize, too, at the end when you don't want to maintain much.

So, 46 years passed, the family that lived there originally had two children, they did not have a need to build and change the neighborhood, change the feel of it. We've spoken with other neighbors and it's not about only your immediate neighbor because Lou brought up that one of the letters written is not for the immediate neighbor, but people love this neighborhood for so many years. They've lived there their whole lives, 46 years since the subdivision was built.

So, my husband tells me constantly when I tell him that, like, oh, the bedrooms are too small, our dining room is a 9 x 9, he tells me that you've seen what we're buying. This was a conscious decision. You didn't just see the picture outside; you had time to evaluate all your needs. As much as I understand that today, Lou may want to have a bigger dining room because he wants to entertain guests, this is going to be a permanent change, and people in this neighborhood, they do not want it. These are -- yes?

CHAIRPERSON DRAKE: Are you suggesting he can do nothing to his home or would there be something that you would be comfortable with if he was trying to get some more living space?

MS. PLACZEK: I think he can do whatever he wants or whatever you guys allow him to, but I am just trying to make sure that we stick to the rules that you laid out for the minimum variance allowed; 14 feet is half of the house, so it's extending half of the house out. That's a concern for us.

At the beginning, we also learned about this addition from Vicki, so at the beginning, as Lou said, how do I phrase it? How we learned originally is that our neighbor shared with us that Lou is trying to build an addition that's going to be seven feet out. She said, oh, you guys, like I'm fine with that. So, later on, we found out that it's 14 feet, and that created more issues for everybody.

So, seven feet, nobody had a problem with that because that's not going to, even though it would obstruct my view, I would still, it would still be airy and open; 14 feet is half of the house extended back.

Lou also addressed my landscaping, that I'm cutting down my trees. I believe I am allowed to. I called the Village to ask before I did that, that I can do --

COMMISSIONER LANAGHAN: The question isn't if you can cut your trees down. We're going to stick with the variance if that's okay.

MS. PLACZEK: Yes. So, we as the neighborhood just stand before you to consider that. This is a permanent decision. Later on, someone can come and be like, okay, I can now build a second story. This will block off the rest of the neighborhood to the site from us, and we're obstructing more views for us. So, we just want you to consider what's necessary and what's just the desire.

CHAIRPERSON DRAKE: Thank you for coming in. We appreciate the comments, and we'll see if anyone else wants to make a statement.

MS. PLACZEK: Thank you.

CHAIRPERSON DRAKE: Thank you.

Is there anyone else out there who would like to talk about this? Going once, going -- anyone else?

(No response.)

CHAIRPERSON DRAKE: Is the Petitioner, if you want to come back up and make a closing statement, that's all right. We're going to go in just a few minutes into our deliberations.

MR. YEVARINO: Sure. So, Lucy pointed out that the addition is going to up to those chairs. Those chairs are well in my grass area. They're not, the addition is not going that far. The addition is only coming out 14 feet which is about to here, and so this is the view she's saying she's going to miss out on. There's nothing there. I mean, that's not a terrible, and to have the house extended to there, in my opinion, is not bad.

Again, you see the side yard I have, I do want to be able to see that side yard. There are coyotes in every yard I've had in Arlington Heights, and I've got a little Yorkie Poo. I definitely, I take him out at night, I don't want this to be a nesting area. If there was no window there, I wouldn't be able to see the yard.

So, I definitely want to be able to see the yard and, as we mentioned earlier, grow some trees there or grow some plants there. That's a rosebush there that blooms. These are other little yucca plants that are growing on the side of the house. So, those also bloom.

If you give me a minute, let me just make sure I didn't miss any points, any of my points. We talked about my hardships, I already mentioned those, and our conversations with the neighbors.

Oh, if this variance is not approved, you were also asking what we could do, where I can, what would be a good suggestion. Well, I would not have to apply for a variance if I built to the east, is that correct? Into that field of grass; is that correct?

MR. BOJIN: Into the grass over there, it would depend on the required setback and how large the addition is. Potentially, if it's in a building area, that would be fine.

MR. YEVARINO: Yes, but 14 feet would be like right here, 14 x 18. So, I could build there without a variance, but I didn't necessarily want to be closer to the property line. I felt back here would be less noticeable to the neighborhood, and since the yard extends farther south, I think you noticed in those pictures where the swale is and the fence, then there's 22 additional feet from the swale to the fence. There's plenty of yard space back there that this is less noticeable in the back than on the side.

COMMISSIONER FOOTLIK: Lou, so are you planning on doing a kitchen remodel along with this dining room?

MR. YEVARINO: No. No, if I went to the east, it would require a kitchen remodel, correct?

COMMISSIONER FOOTLIK: It definitely will, yes.

MR. YEVARINO: And that would not be feasible, correct.

COMMISSIONER FOOTLIK: Okay.

CHAIRPERSON DRAKE: Okay, thank you.

COMMISSIONER LANAGHAN: One last question before you sit down.

MR. YEVARINO: Yes, sir. Yes, sir.

COMMISSIONER LANAGHAN: Have you contemplated landscaping, fencing, what have you, around the yard, and if so what have you thought about?

MR. YEVARINO: Hedges.

COMMISSIONER LANAGHAN: Hedge row?

MR. YEVARINO: Yes, hedges all along the east side if I needed to. I've only been there three years. I stayed at my first house nine years, the second house 18, this one only three. I feel it's going to be our end home. Endless possibility.

COMMISSIONER LANAGHAN: No, I just asked that in that, you know, it seems like a lot of the feedback that the neighbors have been giving is on sight lines more than some of the other issues.

MR. YEVARINO: Hedges are easy.

COMMISSIONER LANAGHAN: And then that was part of the thought process.

MR. YEVARINO: If that's a requirement, I would be --

COMMISSIONER LANAGHAN: Blocking some of those sight lines would probably make everyone feel a little better.

MR. YEVARINO: Yes, I would love to do that. I would love to do that. If those are my neighbors' requests, I'd be happy to do that, yes, or if that's the requirement for me to be approved for this variance, I would be happy to do that.

COMMISSIONER LANAGHAN: Okay, thank you.

MR. YEVARINO: Yes.

CHAIRPERSON DRAKE: Thank you, sir.

MR. YEVARINO: Thank you.

CHAIRPERSON DRAKE: Okay, we're going to close this down for our Board discussion. I appreciate everyone's comments; it's really helpful.

COMMISSIONER LANAGHAN: No, I appreciate their time for sure.

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

COMMISSIONER LANAGHAN: Yes, I'll start. Quite frankly, I'm a little surprised that, you know, the pushback on this considering the neighborhood around. I mean, there's a lot of office buildings nearby, you're kind of tucked into this. I certainly appreciate the fact that folks love this area and, you know, feel so vehemently about it. I do find that quite nice.

Having said that, I don't see a big problem with this variance. He is set back further based on the cul-de-sac. That is a huge factor on why this needs to, or why this is a variance at all. I don't, you know, he could build this to the east, which would be in your bedroom practically it would feel like, without a variance. We wouldn't be able to say anything about it. So, I think he's actually being sensitive to the neighborhood by trying to place it where he's placing it.

So, I'm actually in support of this one.

CHAIRPERSON DRAKE: Other comments?

COMMISSIONER PORTERA: I agree. It's tucked back well into the backyard, and it's a very thoughtful process that the Petitioner has presented. We do appreciate the neighbor feedback, but I don't have a problem with it being in the

backyard, backed up to an office building parking lot. I just think it's a reasonable ask. Again, we appreciate everyone coming out.

COMMISSIONER FOOTLIK: I concur. I understand the neighbors' concerns about looking at it, but they could build on the east side. I think that would be more impactful than building on the rear like they are. I don't see any adverse effect on the neighborhood. It's not changing the style of the home. It looks like there's plenty of room to do this. It's a fairly big backyard. I support it.

CHAIRPERSON DRAKE: I'm not going to repeat everything I heard because I agree with it. But I think the one thing that was problematic for me, and we appreciate the neighbor coming in, is to say someone can't make a change in their home if they can't meet the criteria that we've set. I've sat here for hundreds of petitions where people have come in, and we had four tonight, where people wanted to make some kind of a change to their property and made a case for it.

So, for me, I think this is a reasonable request and I would not want to try to cram my whole family into a 6 x 6 dining room. I mean, I think that's a legitimate concern. So, I am in favor of the petition as well.

With that, do we have a motion?

COMMISSIONER LANAGHAN: Move to approve as submitted.

COMMISSIONER FOOTLIK: I'll second.

CHAIRPERSON DRAKE: Okay, could we have the vote call?

MR. BOJIN: Mr. Koevernack.

COMMISSIONER KOEVERNICK: I'm going to say no.

MR. BOJIN: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Chair Drake.

CHAIRPERSON DRAKE: Yes.

The motion passes, your petition is approved. Thanks to everybody.

MR. YEVARINO: Thank you.

CHAIRPERSON DRAKE: Thank you all for coming in.

Okay, Item VI is Other Business.

Do we have any other business?

MR. OSOBA: The only, just a quick reminder. I sent you e-mails today; you haven't gotten back to me on it for scheduling if we have to shift that meeting. So, if you could let me know at your earliest convenience what date, I mean, we're potentially fit for the 13th, what date works best for you just so we can get that on the books, that would be appreciated.

CHAIRPERSON DRAKE: Do you have any idea how many petitions we might have?

MR. OSOBA: We already have three.

CHAIRPERSON DRAKE: Okay, great, thank you.

COMMISSIONER FOOTLIK: Did you send that e-mail out today,

Dan?

MR. OSOBA: I forwarded it separately to you because I missed your e-mail, but yes, I did send it out this morning.

COMMISSIONER FOOTLIK: Okay.

MR. OSOBA: You know, if you didn't get it, just shoot me an e-mail and I'll send it again tomorrow.

COMMISSIONER FOOTLIK: All right, thanks.

MR. OSOBA: You're welcome.

CHAIRPERSON DRAKE: Okay, thank you.

Item VII is Public Comment. Anybody in the audience that would like to make a comment before we adjourn?

(No response.)

CHAIRPERSON DRAKE: Having none, do we have a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

CHAIRPERSON DRAKE: Is there a second?

COMMISSIONER KOEVERNICK: Second.

CHAIRPERSON DRAKE: All in favor?

(Chorus of ayes.)

CHAIRPERSON DRAKE: We are adjourned.

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

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., depose and say that
I am a digital court reporter doing business in the State of
Illinois; that I reported verbatim the foregoing proceedings and
that the foregoing is a true and correct transcript to the best of
my knowledge and ability.

RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2026.

NOTARY PUBLIC

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

AUGUST 10, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 3245 N. Volz Dr. – Ewig Residence

Applicant: Mark Ewig

Zoning Relief Requested:

- **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.**

Date of Publication: 7/25/26

Manner of Publication: Daily Herald

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

Drake, Lanaghan, Portera, Footlik, Koebernick

Having heard and considered the testimony and evidence at the public hearing of August 10, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to expand their existing driveway to the west. The proposed driveway will be 24 feet in width, where code allows driveways to be no wider than 22 feet.

For Variation Requests:

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

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

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

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

Relief Granted (if any):

- **A 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.**

Reason for Determination:

The petitioner testified as to the hardship indicating that the existing driveway is insufficient to store the family's automobiles and that many nearby houses also have wide driveways. The Zoning Board commented that the request is reasonable as the petitioner's children will soon have cars of their own, requiring more room on the driveway.

Based on the information contained in the application and the testimony and evidence presented at the public hearing on August 10, 2026, the ZBA voted to approve the variation and the requested application.

Approval of these findings of fact, decision and order:

	Ayes	Nays	Abstain	Absent
Chair Drake				
Siavelis				
Lanaghan				
Portera				
Footlik				
Hogaboom				
Koebernick				

Date: September 14, 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

AUGUST 10, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 603 N. Beverly Ln. – Korshak Residence

Applicant: Dave Korshak

Zoning Relief Requested:

- 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.

Date of Publication: 7/25/26

Manner of Publication: Daily Herald

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

Drake, Lanaghan, Portera, Footlik, Koebernick

Having heard and considered the testimony and evidence at the public hearing of August 10, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to construct a two-story addition and expand their 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.

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 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.**

Reason for Determination:

The petitioner testified as to the hardship indicating that the position of the house within the neighborhood makes it difficult to park on the street, as it is near a busy intersection. The Zoning Board commented that the request is reasonable as it would allow more cars to be parked off the street, improving safety in the neighborhood.

Based on the information contained in the application and the testimony and evidence presented at the public hearing on August 10, 2026, the ZBA voted to approve the variation and the requested application.

Approval of these findings of fact, decision and order:

	Ayes	Nays	Abstain	Absent
Chair Drake				
Siavelis				
Lanaghan				
Portera				
Footlik				
Hogaboom				
Koebernack				

Date: September 14, 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

AUGUST 10, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1003 N. Mitchell Ave – Boyd Residence

Applicant: Kent Boyd

Zoning Relief Requested:

- 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-foot open-style fence within 12 feet of the intersection of the driveway and the property line where the maximum is 3 feet.

Date of Publication: 7/22/2026

Manner of Publication: Daily Herald

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

Drake, Lanaghan, Portera, Footlik, 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 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.

For Variation Requests:

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

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

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

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

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

Relief Granted (if any):

- A 5-foot variance from Chapter 28 Section 6.13-3b.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-foot open-style fence within 12 feet of the intersection of the driveway and the property line where the maximum is 3 feet.

Reason for Determination:

The petitioner testified as to the hardship indicating the fence location was approximately 22 feet from the street given the larger right-of-way width and cited safety concerns with young grandchildren. The Zoning Board commented that the request is reasonable, there are no neighbors in opposition, and the request is compliant with the four criteria for approval.

Based on the information contained in the application and the testimony and evidence presented at the public hearing on August 10, 2026, the ZBA voted to approve the variation and the requested application.

Approval of these findings of fact, decision and order:

	Ayes	Nays	Abstain	Absent
Chair Drake				
Siavelis				
Lanaghan				
Portera				
Footlik				
Hogaboom				
Koebernick				

Date: September 14, 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

AUGUST 10, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 330 S Bristol Ln – Heinzmann Residence

Applicant: Taylor and Jenna Heinzmann

Zoning Relief Requested:

- **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.**

Date of Publication: 7/25/2026

Manner of Publication: Daily Herald

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

Drake, Lanaghan, Portera, Footlik, Koebernick

Having heard and considered the testimony and evidence at the public hearing of August 10, 2026, the ZBA makes the following **findings of fact**:

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.

For Variation Requests:

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

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

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

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

Relief Granted (if any):

- **A 1.4-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.**

Reason for Determination:

The petitioner testified as to the hardship indicating existing north façade of the home is non-conforming. The Zoning Board commented that the request is reasonable, there are no neighbors in opposition, and the request is compliant with the four criteria for approval.

Based on the information contained in the application and the testimony and evidence presented at the public hearing on August 10, 2026, the ZBA voted to approve the variation and the requested application.

Approval of these findings of fact, decision and order:

	Ayes	Nays	Abstain	Absent
Chair Drake				
Siavelis				
Lanaghan				
Portera				
Footlik				
Hogaboom				
Koebernack				

Date: September 14, 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

August 10, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1857 W. Spring Ridge Dr. – Yeverino Residence

Applicant: Luis Yeverino

Zoning Relief Requested:

- **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.**

Date of Publication: 7/25/26

Manner of Publication: *Daily Herald*

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

Drake, Lanaghan, Portera, Footlik, Koebernick

Having heard and considered the testimony and evidence at the public hearing of August 10, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to construct an addition in the rear of the home for a new dining room. The existing home is approximately 2.5 feet from the required 30-foot rear yard. The proposed addition will encroach into this required rear yard; therefore, the petitioner is requesting relief to allow a 12.86-foot encroachment into the rear yard.

The petitioner testified that the character of the neighborhood will not change as the home will still look like a split-level house and the elevation plans show the same siding, roofing and windows as the existing home. The petitioner testified as to the unique circumstances of the property including the floor plan without a usable dining area. Additionally, the “L-shaped” cul-de-sac lot positions the home 15 feet further towards the rear or south on the lot. As such, the existing home is located very close to the required 30-foot rear yard setback. The petitioner stated he is keeping with the harmony of the neighborhood by continuing the same awnings as the rest of the house. Lastly, the petitioner testified that the proposed dining room size of 14 feet by 18 feet is the minimum sized dining room.

Several adjacent and nearby property owners were in attendance and opposed the requested variation. One property owner provided testimony at the public hearing and others submitted written statements in opposition to the petition. Overall, there were four property owners in opposition to the petition.

Lucy Placzek, the abutting property owner of the property to the east of the subject property, spoke in opposition of the petition at the hearing. She testified that the proposed addition would obstruct her view of the neighborhood from her back yard. Additionally, she stated her privacy concerns that the proposed addition would have windows that look into her house. Ms. Placzek also stated that the neighborhood has been unchanged for decades and that this addition would negatively impact the character of the neighborhood. Ms. Placzek also submitted a letter of opposition, in which she states that the requested variance does not meet any of the standards of approval.

Cheryl Ciszon, a property owner to the north of the subject property, submitted a letter in opposition to the petition. She opposed the requested variation on the grounds that it does not meet the standards of the neighborhood or Village that keep the neighborhood looking great, the homes safe, and the property values strong.

Vicky A. Rubin, the abutting property owner of the property west of the subject property, submitted a letter in opposition to the petition. She opposed the requested variation claiming that the addition would have infringe on her privacy. Additionally, she stated the proposed addition will reduce the amount of open space in the neighborhood, negatively impacting the usage of her property.

Kimberly Sheets submitted an email opposing the requested variation. She did not provide an address, but stated that her property sits close to the subject property's lot line. She claimed that the proposed addition will lessen her property value and encourage nearby homeowners to change the architecture/aesthetic of their homes. Ms. Sheets also contended that the proposed addition would result in privacy and drainage issues.

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 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.**

Reason for Determination:

The petitioner testified as to the hardship indicating that the existing dining area is small and is not usable for larger gatherings and the proposed dining room addition is the minimum area necessary. Additionally, the irregular shape of the property and its proximity to the cul-de-sac create a unique site layout where the existing house is set back further from the street than other nearby houses. The petitioner testified that the proposed addition will match the existing siding, roofing and windows as the existing home. The Zoning Board commented that the request is reasonable because the shape of the property restricts the buildable area due to the increased front setback along the partial cul-de-sac. Additionally, the Zoning Board acknowledged that the petitioner could build an addition to the east of the existing home by-right, but this could alter the character of the neighborhood and be more intrusive to the neighbors. The Zoning Board stated that the proposed addition will not have an adverse effect on the neighborhood

and that the property has adequate area to fit an addition. The Zoning Board acknowledged the concern of the neighbors and suggested the installation of landscaping along the eastern property line to soften the appearance of the new addition.

Based on the information contained in the application and the testimony and evidence presented at the public hearing on August 10, 2026, the ZBA voted to approve the variation and the requested application.

Approval of these findings of fact, decision and order:

	Ayes	Nays	Abstain	Absent
Chair Drake				
Siavelis				
Lanaghan				
Portera				
Footlik				
Hogaboom				
Koebernick				

Date: September 14, 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
INC. 1887

Zoning Board of Appeals
9/14/2026

Item: 620 S. Newbury Place - ZBA2026-00021

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 4.58-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.42 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.

ATTACHMENTS:

1. Staff Report Packet 620 S Newbury Pl

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: September 14, 2026
Date Prepared: August 31, 2026
Project Title: Kuhn Residence
Address: 620 S. Newbury Pl.

Background Information

Petition Number: ZBA #26-021
Petitioner: Sara and Nathaniel Kuhn
Address: 620 S. Newbury Pl.

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 11,841 square feet. The petitioner is proposing to construct a one-story front porch addition which encroaches into the required front yard. Therefore, the petitioner is requesting the following variation:

- A 4.58-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.42 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.

The Design Commission approved the architectural design of the proposed addition at their September 8, 2026 meeting.

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	✓	8.28.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	8.28.26	
3. Letter that was Mailed	✓	8.28.26	
4. Photographs of Sign on Property	✓	8.28.26	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, September 14, 2026, 7:00 P.M. in the Buechner Room, 1 st 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 4.58-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.42 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or 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: THE SOUTH 40 FEET OF LOT 639 AND ALL OF LOT 640 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ AND PART OF THE EAST ½ OF THE WEST ½ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 620 S. Newbury Place
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 Aug. 29 2026 (342486)

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 08/29/2026 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 # 342486

Village of Arlington Heights



To: Sara and Nathaniel Kuhn (Owners)
From: Darko Bojin
Department: Department of Planning and Community Development
File Number: ZBA 26-021
Project: 620 S. Newbury Pl.
Date: September 3, 2026

ZONING COMMENTS:

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

- A 4.58-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.42 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.

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

Planning and Community Development

1. No comments. The Design Commission approved the architectural design of the proposed addition at their September 8, 2026 meeting.

Building and Life Safety

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

Engineering

1. The Engineering Division does not object to the proposed variance for a 4.58-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.42 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.

ZONING BOARD OF APPEALS

PROJECT DESCRIPTION

620 S. Newbury Place:

The purpose of this request is for a variance from the Arlington Heights Municipal Code, Chapter 28 (Zoning Regulations), **Section 5.1-3.3(a) Required Minimum Yards**, in order to:

Construct a covered front porch, with the supporting columns encroaching 4 foot-7 inches into the 25 foot front yard building line and the eave, overhang and gutters projecting 12 inches beyond the face of the porch columns.

ZONING BOARD OF APPEALS

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **620 South Newbury Place**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for variations from, **Section 5.1-3.3(a) Required Minimum Yards**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a covered front porch, with the supporting columns encroaching 4 foot-7 inches into the 25 foot front yard building line and the eave, overhang and gutters projecting 12 inches beyond the face of the porch columns.

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 variations were granted:

The use of the existing house is not changing and the surrounding neighborhood has single-family homes of a widely varied mix of sizes and shapes. The proposed porch is an addition and enhancement to the homes front entrance. Numerous houses in the neighborhood have similar front porch projections, especially the direct neighbor to the north.

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

The property has a 25 foot building line from the original Plat of Subdivision (which is prior to 1960.) The existing house is currently setback 26.25 feet which only allows for 1.25 feet of depth for a new porch. The extended porch is designed to match the encroachment of the house to the north.

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

With the exception of the variation requested, the project falls below the other zoning requirements. The project maintains the character of the neighborhood, while providing enhanced aesthetic appeal of the front of the house.

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

The front porch is larger than the allowed 10 feet wide by 10 feet depth in order to maintain visual appeal in proportion to the house. Therefore, this is the minimum request to provide the architectural enhancement designed.

Signed: _____

Robert Flubacker, Petitioner

Date: _____

6/24/20

THE SOUTH 40 FEET OF LOT 639 AND ALL OF LOT 640 IN
SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2
OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST
1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 11,841 SQ. FT. OR 0.27 ACRES MORE OR LESS

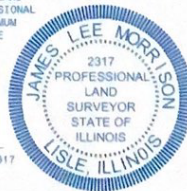


BASIS OF BEARING:
OF S. NEWBURY PLACE AS FOUND
AND OCCUPIED PER RECORD
ON.
N. 00° 00' 00" E (A)

N 00°00'00" E (A)



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



FIELDWORK DATE (CREW) 08/24/2020 (M/T/W)

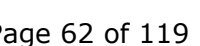
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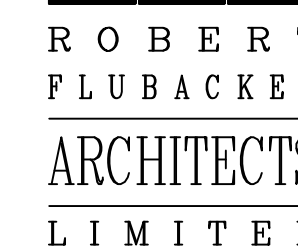
ALTERATIONS AND ADDITION FOR
THE KUHN RESIDENCE
620 S. NEWBURY PL.
ARLINGTON HTS., ILLINOIS

[illegible]

Project Number

A-1





IL Design Firm
#184.001489
Expires: 4/30/2027

ALTERATIONS AND ADDITION FOR
THE KUHN RESIDENCE
620 S. NEWBURY PL.
ARLINGTON, ILL. 60010

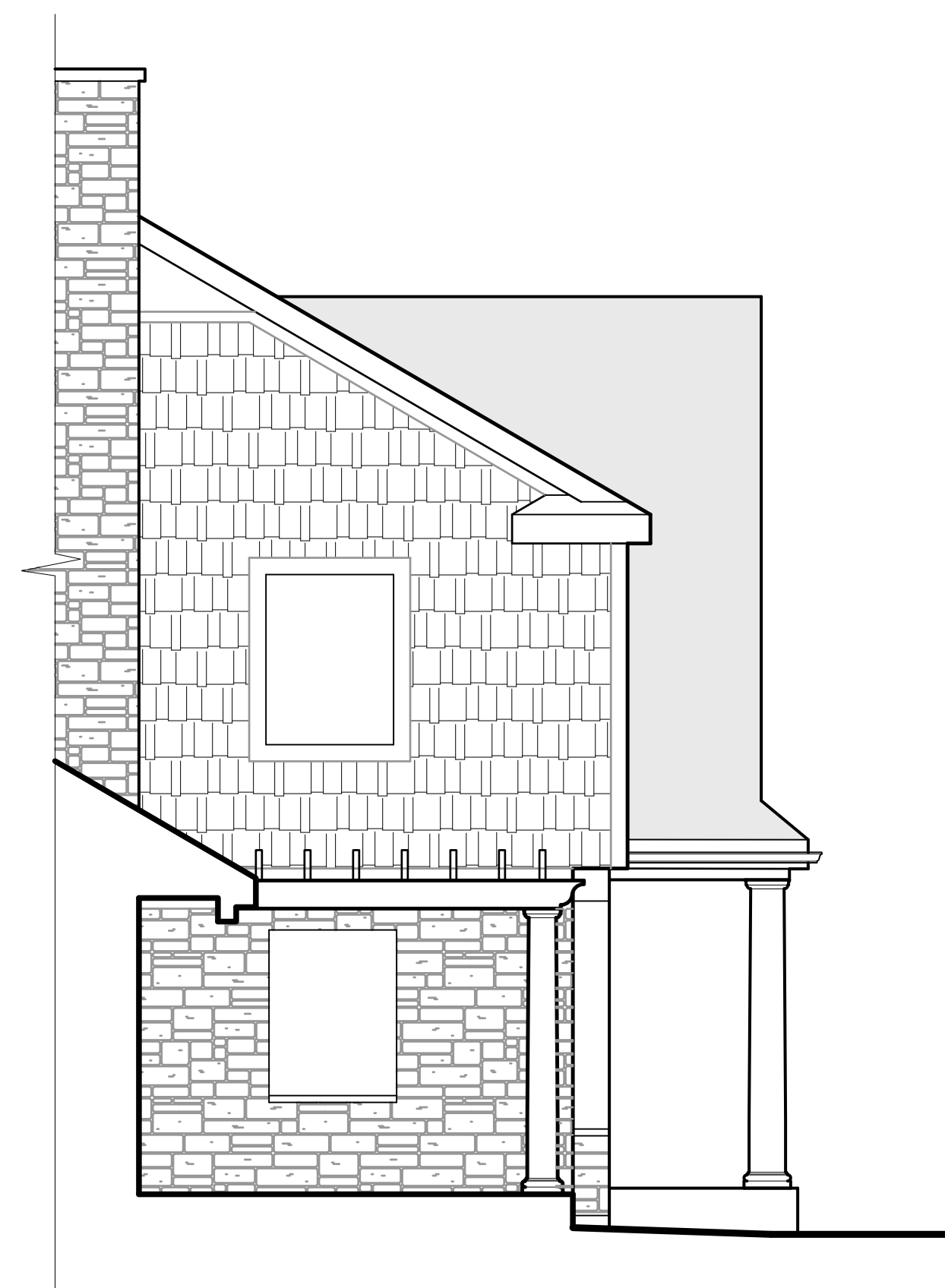
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Project Number

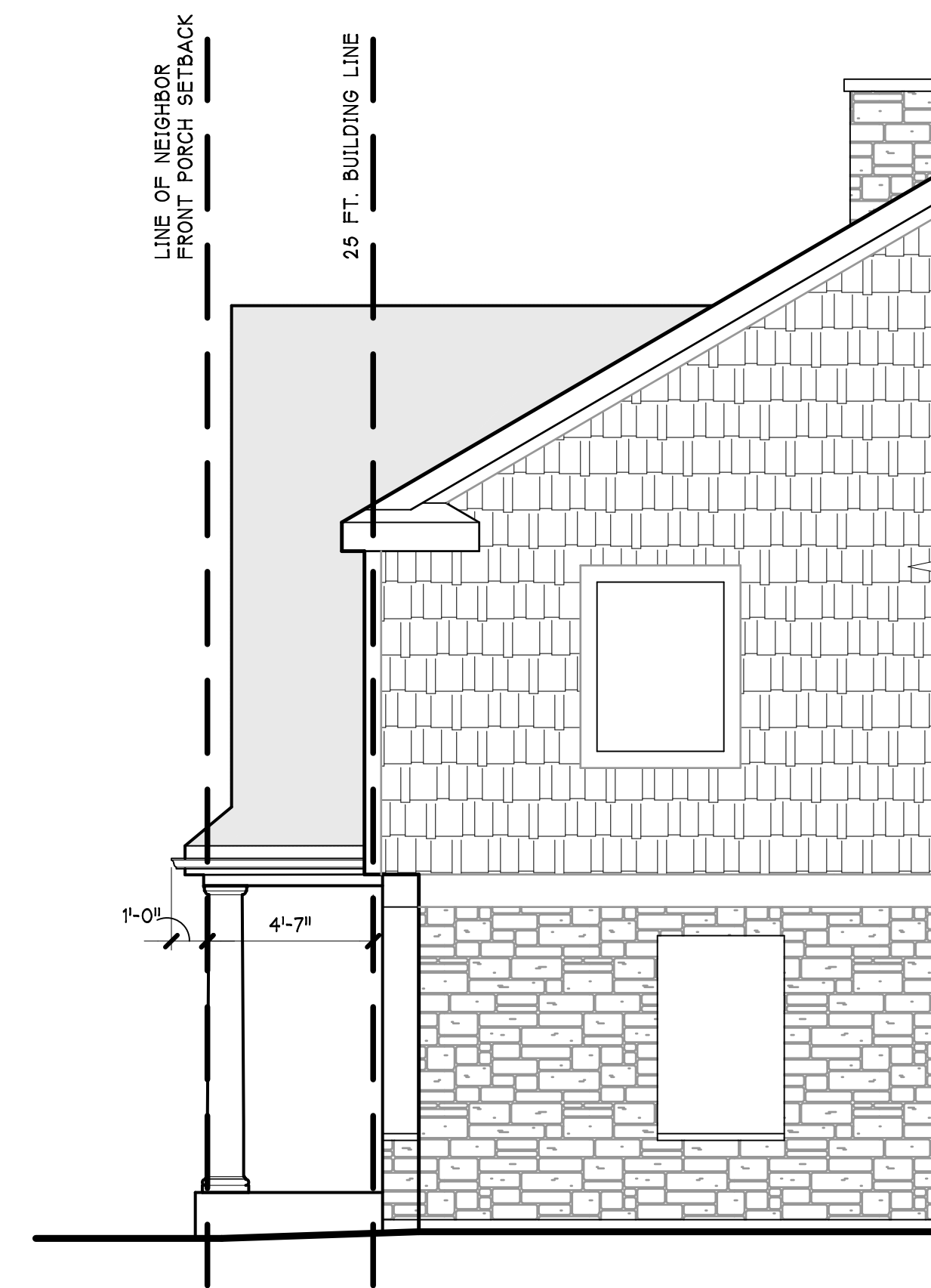
A-2



1 PARTIAL EXIST. SOUTH ELEVATION
A-2 1/4" = 1'-0"



2 PARTIAL EXIST. SOUTH ELEVATION
A-2 1/4" = 1'-0"



3	PARTIAL EXIST. NORTH ELEVATION
A-2	1/4" = 1'-0"



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
9/14/2026

Item: 210 E. Ryan Court - ZBA2026-00029

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 5-foot variance from Chapter 28, Section 6.13-3(b)(2) to allow a six-foot privacy fence setback 0 feet from the exterior side lot line where the required setback is 5 feet from the exterior side lot line and to waive the requirement to provide a minimum of 3-foot-high landscaping, spaced a maximum of 4 feet on center, to be provided on the street side of the fence.

ATTACHMENTS:

1. Staff Report Packet 210 E. Ryan Court

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Basmah Nadeem, Planner I
Hearing Date: September 14, 2026
Date Prepared: August 31, 2026
Project Title: DiVito Residence
Address: 210 E. Ryan Court

Background Information

Petition Number: ZBA #26-029
Petitioner: David DiVito
Address: 210 E. Ryan Court

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

Requested Action/Background Information

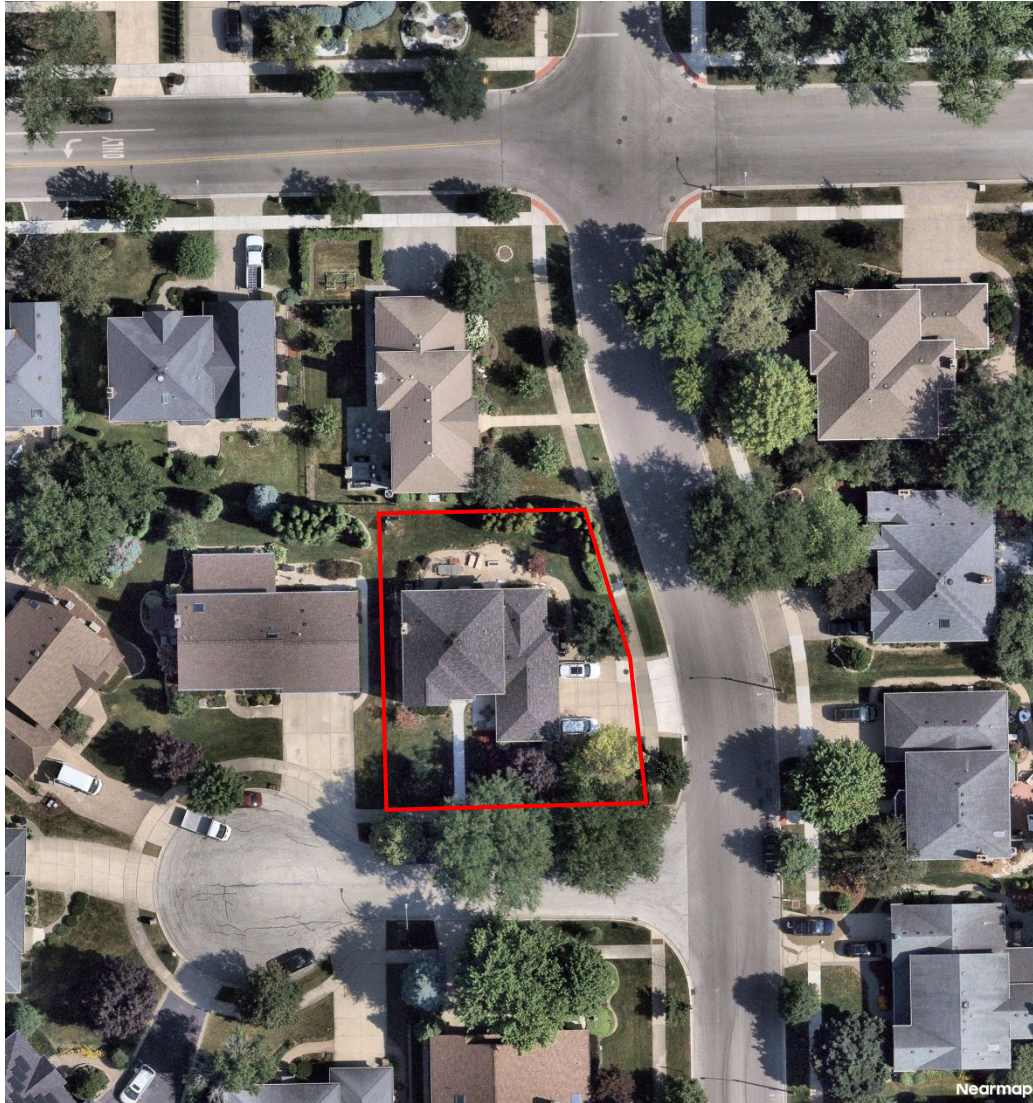
The petitioner is proposing a 6-foot privacy fence set back 0 feet from the exterior side yard's property line, facing S. Pine Avenue. As the fence will be located on the property line, the applicant is not proposing to place the required landscaping on the outside perimeter of the fence of the exterior side yard. It should be noted that this exterior side yard of the subject property is adjacent to the exterior side yard of 1306 S. Pine Avenue, which is abutting to the north. Therefore, the applicant is requesting the following variation.

- **A 5-foot variance from Chapter 28, Section 6.13-3(b)(2) to allow a six-foot privacy fence setback 0 feet from the exterior side lot line where the required setback is 5 feet from the exterior side lot line and to waive the requirement to provide a minimum of 3-foot-high landscaping, spaced a maximum of 4 feet on center, to be provided on the street side of the fence.**

Variation Review Standards

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

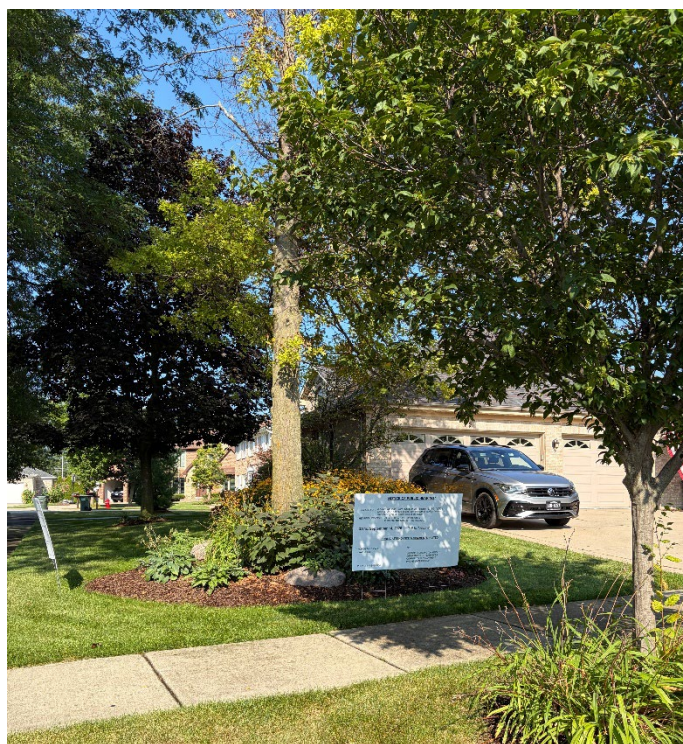
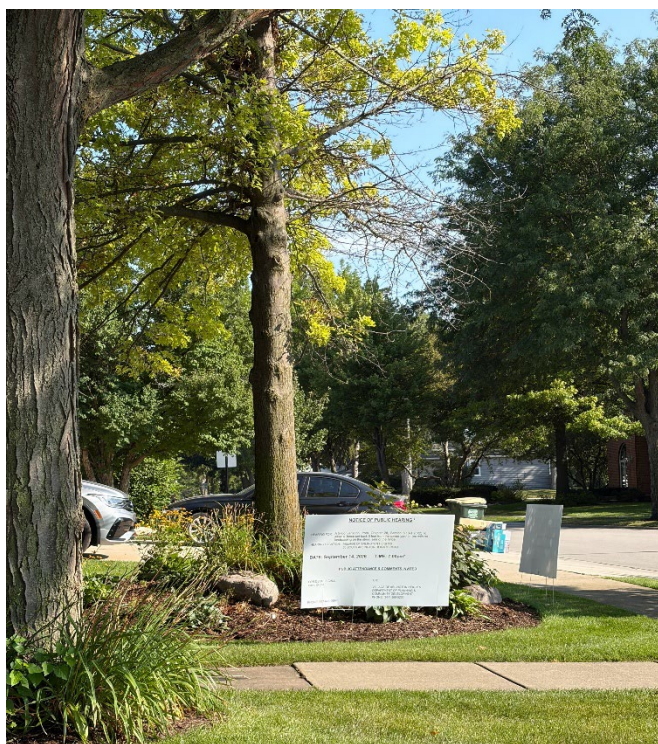
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/28/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/28/26	
3. Letter that was Mailed	✓	8/28/26	
4. Photographs of Sign on Property	✓	8/28/26	

Photographs of Existing Structure





Village of Arlington Heights



To: David DiVito
From: Basmah Nadeem
Department: Department of Planning and Community Development
File Number: ZBA 26-029
Project: 210 E Ryan Court
Date: September 3, 2026

ZONING COMMENTS:

1. No comments.

Planning and Community Development

1. No comments

Building and Life Safety

1. No comments.

Engineering

1. The Engineering Division does not object to the proposed variance from Chapter 28, Section (b)(2) to permit a 6 foot tall, privacy fence on the property line where the requirement is a setback of 5 feet from the property line with a minimum of 3-foot tall landscaping spaced 4 feet on center.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, September 14, 2026, 7:00 P.M. in the Buechner Room, 1 st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

- A 5-foot variance from Chapter 28, Section 6.13-3(b) (2) to allow a six-foot privacy fence setback 0 feet from the exterior side lot line where the required setback is 5 feet from the exterior side lot line and to waive the requirement to provide a minimum of 3-foot-high landscaping, spaced a maximum of 4 feet on center, to be provided on the street side of the fence.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or 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 5 IN OAKSBURY ON THE PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ SECTION 9 AND PART OF THE WEST ½ OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1989 AS DOCUMENT NUMBER 89481454, IN COOK COUNTY, ILLINOIS Commonly known as: 210 E. Ryan Court, Arlington Heights, Illinois 60005

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

Tom Drake, Chair
Zoning Board of Appeals
Published in Daily Herald Aug. 29 2026 (342487)

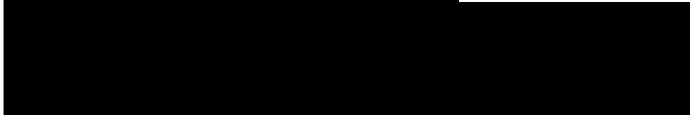
CERTIFICATE OF PUBLICATION

**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 08/29/2026 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 # 342487

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 David DiVito
being the owner of the property commonly known as: 210 E. Ryan Ct. A.H., IL 60005
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Chapter 28, Section(s) 6.13-3(c)(1)
of the Arlington Heights Municipal Code, in order to: Install a 6' privacy fence
in required set back

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Using premium grade materials installed by local craftsmen to install a privacy fence commonly found in the village.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Existing and well established bushes, being on an exposed corner lot, multiple trespassers

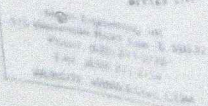
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed fence is intended to enhance privacy, safety, and the overall enjoyment of the property while remaining compatible w/ surrounding neighborhood

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Height + style variance needed to match the rest of fence, install location variance needed due to bushes

Signed: _____

Date: 7/11/2026

INSTALL
6' TALL
WHITE PVC
FENCE



ADDRESS COMMONLY KNOWN AS 210 E. RYAN COURT
ARLINGTON HEIGHTS, ILLINOIS
CLIENT GARNELLO & ASSOCIATES PC
P33-2

ISSUANCE DATE (CHRG) 06/29/2022 (JG-DA/PT)
 DRAWN BY: 423 REVISED JG NO 22-07-0646

 EverGuard[®]
Classically Elegant Vinyl Fence Systems

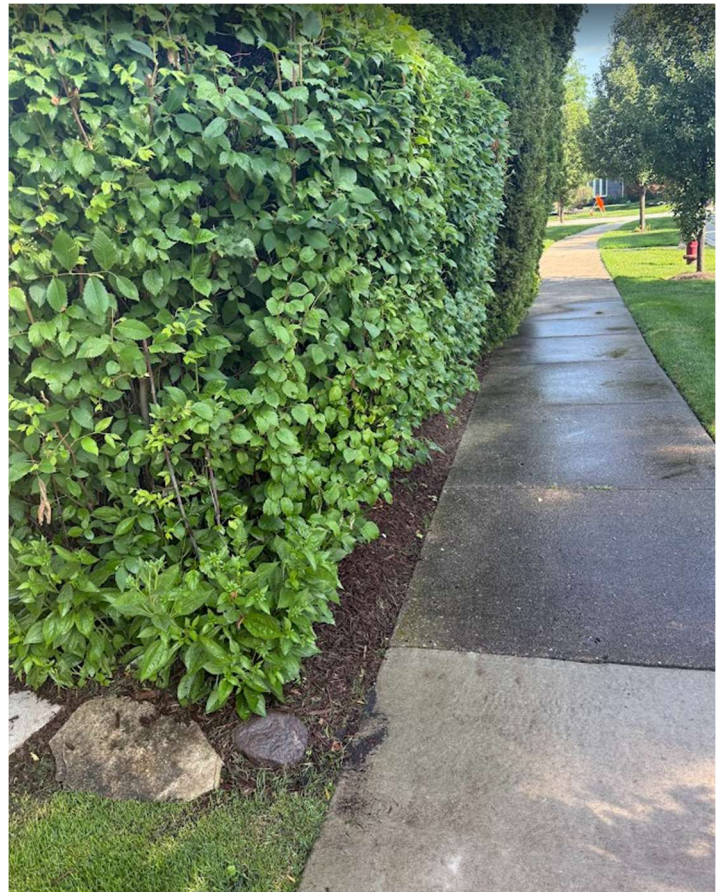
FENCE SOLUTIONS IN ORNAMENTAL • CHAIN LINK • WOOD • VINYL • ACCESS CONTROL • TEMPORARY

WWW.MERCHANTSMETALS.COM 866-888-5611

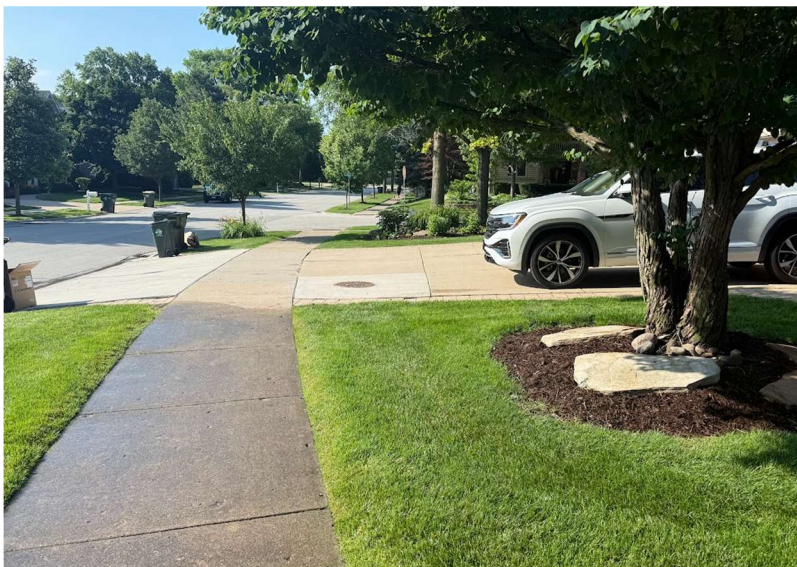


Merchants Metals[®]
the first name in fence solutions

Pine Ave Looking North:



Pine Ave Looking South:



View from top of Drive to Pine Ave facing East.





VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
9/14/2026

Item: 207 S. Dwyer Avenue - ZBA2026-00022

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 4.34-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.66 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.
- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 3 feet from the side lot line where a minimum side yard setback of 6.6 feet is required, with an additional eight inches for the eave.

ATTACHMENTS:

1. Staff Report Packet 207 S. Dwyer Avenue

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: September 14, 2026
Date Prepared: August 31, 2026
Project Title: Partipilo Residence
Address: 207 S. Dwyer Ave.

Background Information

Petition Number: ZBA #26-022
Petitioner: Joseph Partipilo
Address: 207 S. Dwyer Ave.

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

Requested Action/Background Information

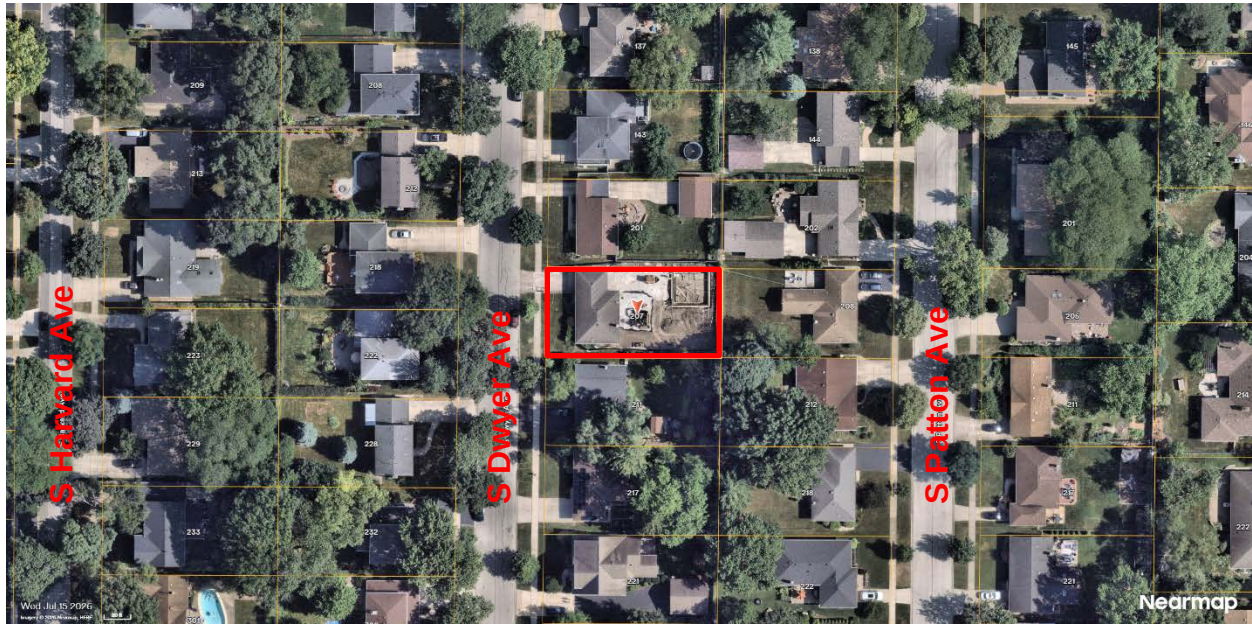
The property is zoned R-3 and has a total land area of approximately 8,580 square feet. The petitioner is proposing to construct a second-story addition which encroaches into the required front and side yards. Therefore, the petitioner is requesting the following variations:

- A 4.34-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.66 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.
- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 3 feet from the side lot line where a minimum side yard setback of 6.6 feet is required, with an additional eight inches for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8.28.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	8.28.26	
3. Letter that was Mailed	✓	8.28.26	
4. Photographs of Sign on Property	✓	8.28.26	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, September 14, 2026, 7:00 P.M. in the Buechner Room, 1 st 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 4.34-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.66 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.
- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 3 feet from the side lot line where a minimum side yard setback of 6.6 feet is required, with an additional eight inches for the eave.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or 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 28 IN BLOCK 5 IN MINNECI'S ARLINGTON HEIGHTS RESUBDIVISION OF LOTS 2, 5, 6, 7, 10, 11, 12, 13, WEST ½ OF 14, WEST ½ OF 15, ALL OF LOTS 16, 17, 18, 19, 20, 21, AND 22, IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS, ON AUGUST 12, 1995, AS DOCUMENT NUMBER 1613766, IN COOK COUNTY, ILLINOIS.

Commonly known as: 207 S. Dwyer Ave.
Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Tom Drake, Chair

Zoning Board of Appeals

Published in Daily Herald Aug. 29 2026 (342488)

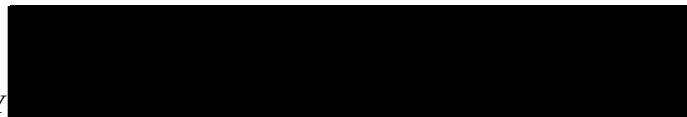
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BY


Designee of the Publisher of the Daily Herald

Control # 342488

Village of Arlington Heights



To: Joseph Partipilo (Owner)
From: Darko Bojin
Department: Department of Planning and Community Development
File Number: ZBA 26-022
Project: 207 S. Dwyer Ave.
Date: September 3, 2026

ZONING COMMENTS:

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

- A 4.34-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.66 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave.
- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 3 feet from the side lot line where a minimum side yard setback of 6.6 feet is required, with an additional eight inches for the eave.

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

Planning and Community Development

1. No comments.

Building and Life Safety

1. Approved with comments. Note: Per construction drawings provided, 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 4.34-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 20.66 feet from the front lot line where a minimum front yard setback of 25 feet is required, with an additional one foot for the eave and a 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 3 feet from the side lot line where a minimum side yard setback of 6.6 feet is required, with an additional eight inches for the eave.

ZONING BOARD OF APPEALS

PROJECT DESCRIPTION

207 S. Dwyer Ave.:

The purpose of this request is for a variance from the Arlington Heights Municipal Code, Chapter 28 (Zoning Regulations), **Section 5.1-3.3 Required Minimum Yards**, in order to:

- 1. Construct a one-story addition, encroaching 3 feet-7 inches into the required 6 feet-7 inch side yard setback and the eave, overhang and gutter projecting 8 inches beyond the north face of the house.**
- 2. Construct a covered front porch, with the supporting columns encroaching 4 feet-4 inches into the required 25 foot front yard building line and the eave, overhang and gutter projecting 12 inches beyond the west face of the porch columns.**

ZONING BOARD OF APPEALS

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **207 South Dwyer Avenue**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for variations from, **Section 5.1-3.3(a) & (b) Required Minimum Yards**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

- 1. Construct a one-story addition, encroaching 3 feet-7 inches into the required 6 feet-7 inch side yard setback and the eave, overhang and gutter projecting 8 inches beyond the north face of the house.**
- 2. Construct a covered front porch, with the supporting columns encroaching 4 feet-4 inches into the required 25 foot front yard building line and the eave, overhang and gutter projecting 12 inches beyond the west face of the porch columns.**

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 variations were granted:

The use of the existing house is not changing and the surrounding neighborhood has single-family homes of a widely varied mix of sizes and shapes. The proposed addition provides attached and sheltered car access to the house while the porch addition enhances home's front entrance, which does not currently have any additional roof covering.

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:

-This house was constructed when the zoning ordinance allowed an attached garage to be constructed to within three feet of the side lot line. This exception was carried in the zoning ordinance until the early 2000's. The unique situation at this location would allow for expansion of the current one-car garage to an acceptable width of a two-car garage while still maintaining the aforementioned three foot side yard setback.

-The property has a 25 foot building line from the original pre-1960 Plat of Subdivision. The existing house is currently setback 26.36 feet from the front property line which only allows for 1.36 feet of depth for a covered front porch without the approval of a variance.

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

With the exception of the variations requested, the project falls below the other zoning requirements. The project maintains the character of the neighborhood, while providing enhanced aesthetic appeal of the front of the house.

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

The proposed garage is designed to maintain 3 feet clear to the lot line. The size of the front porch encroachment (larger than the 5' x 10' that is allowed) is to provide a proportionally appropriate front porch

Signed: _____

Robert Flubacker, Petitioner

Date: _____

6/24/26

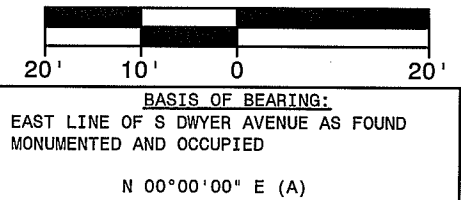
LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST
X = CHAIN LINK FENCE
O = WOOD FENCE
□ = METAL FENCE
△ = VINYL FENCE
--- = EASEMENT LINE
--- = SETBACK LINE
--- = INTERIOR LOT LINE

PLAT OF SURVEY OF

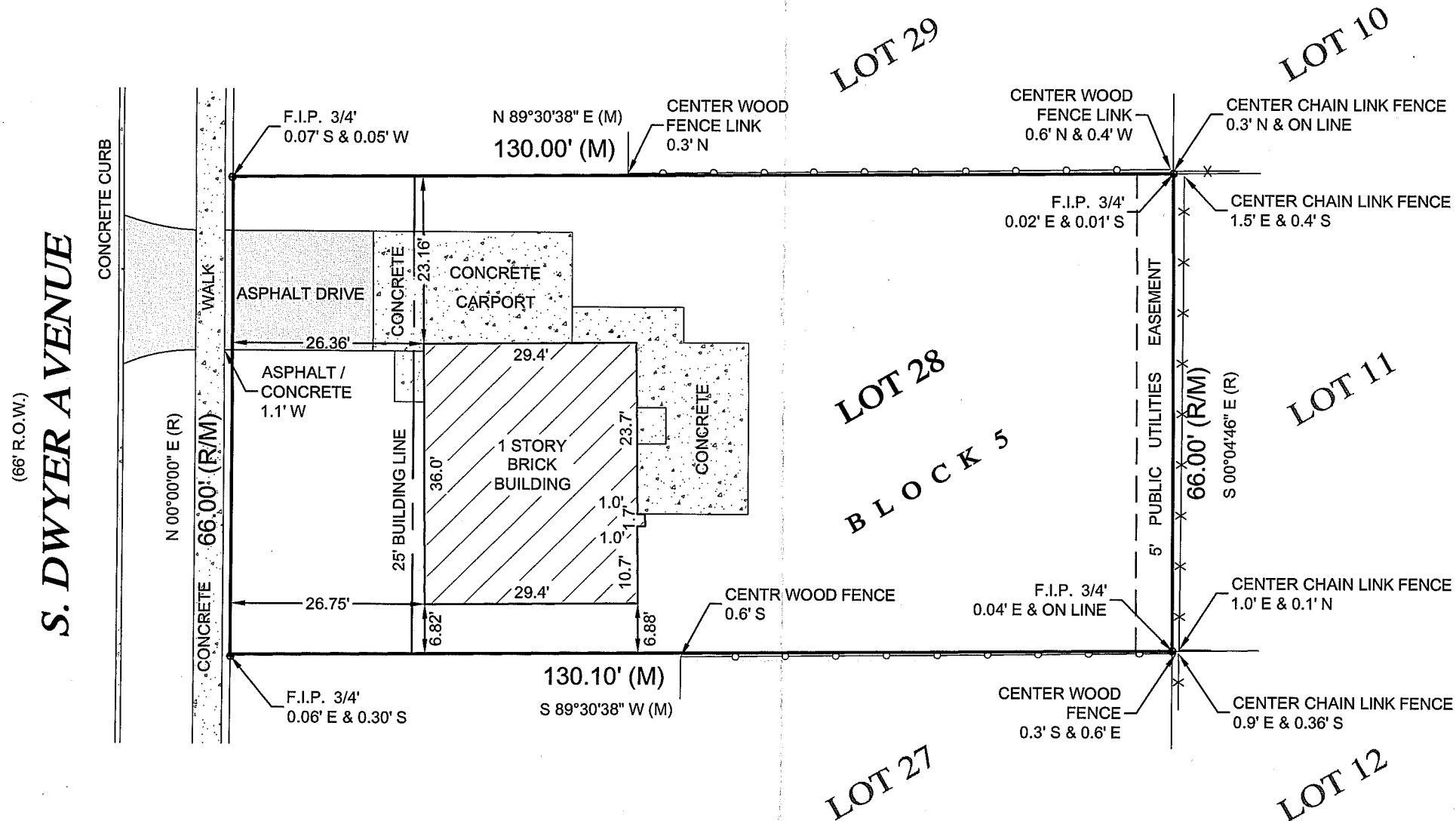
LOT 28 IN BLOCK 5 IN MINNECI'S ARLINGTON HEIGHTS RESUBDIVISION OF LOTS 2, 5, 6, 7, 10, 11, 12, 13, WEST HALF OF 14, WEST HALF OF 15, ALL OF LOTS 16, 17, 18, 19, 20, 21 AND 22, IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 12, 1955, AS DOCUMENT NUMBER 1613766.

AREA OF SURVEY:

"CONTAINING 8,583 SQ. FT. OR 0.20 ACRES MORE OR LESS"



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



STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

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

DATED, THIS 28TH DAY OF SEPTEMBER, A.D., 2023,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

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

ADDRESS COMMONLY KNOWN AS 207 S DWYER AVENUE
ARLINGTON HEIGHTS, IL 60005

CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR

FIELDWORK DATE (CREW) 09/27/2023 (JB/TR)

DRAWN BY: RJ REVISED: JOB NO. 23-08-0323

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

ALTERATIONS AND ADDITIONS FOR

THE PARTIPILO RESIDENCE

207 SOUTH DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

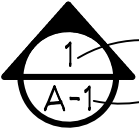
ABBREVIATIONS

●	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
✕	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B/	BOTTOM OF	FTG.	FOOTING	REBAR.	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	GAUGE	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REINFC.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORZ.	HORIZONTAL	SH.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	SIM.	SIMILAR
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CLG.	CEILING	H.W.	HOT WATER	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	L.	LAMINATE	STL.	STEEL
CONC.	CONCRETE	LAM.	LAMINATE	STOR.	STORAGE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LLV.	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL.	LAMINATED VENEER LUMBER	T.	TOP OF
C.W.	COLD WATER	L.V.	LONG VERTICAL	T&B.	TOP & BOTTOM
D.	DRYER	MAX.	MAXIMUM	T.G.	TONGUE & GROOVE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	M.E.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VERTICAL
DN.	DOWN	M.O.	MASONRY OPENING	VERT.	VENT THRU ROOF
D.S.	DOWN SPOUT	N.F.H.	NON-FREEZE HOSE BIBB	W.I.R.	WITH
D.W.	DISHWASHER	N.I.C.	NOT IN CONTRACT	W.	WASHER
EA.	EACH	NO.	NUMBER	W.C.	WATER CLOSET
EIPS.	EXTERIOR INSULATION AND FINISH SYSTEM	NOM.	NOMINAL	WD.	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	WDW.	WINDOW
ELEV.	ELEVATION	O.A.	OVER ALL	WH.	WATER HEATER
EP.	EJECTOR PIT/SUMP	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQ.	EQUAL	O.H.	OVERHANG	W/O.	WITHOUT
EQUIP.	EQUIPMENT	OPP.	OPPOSITE	WT.	WEIGHT
EQUIV.	EQUIVALENT	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
EW.	EACH WAY	PERF.	PERFORATED		
EXIST.	EXISTING	PL.	PLATE		

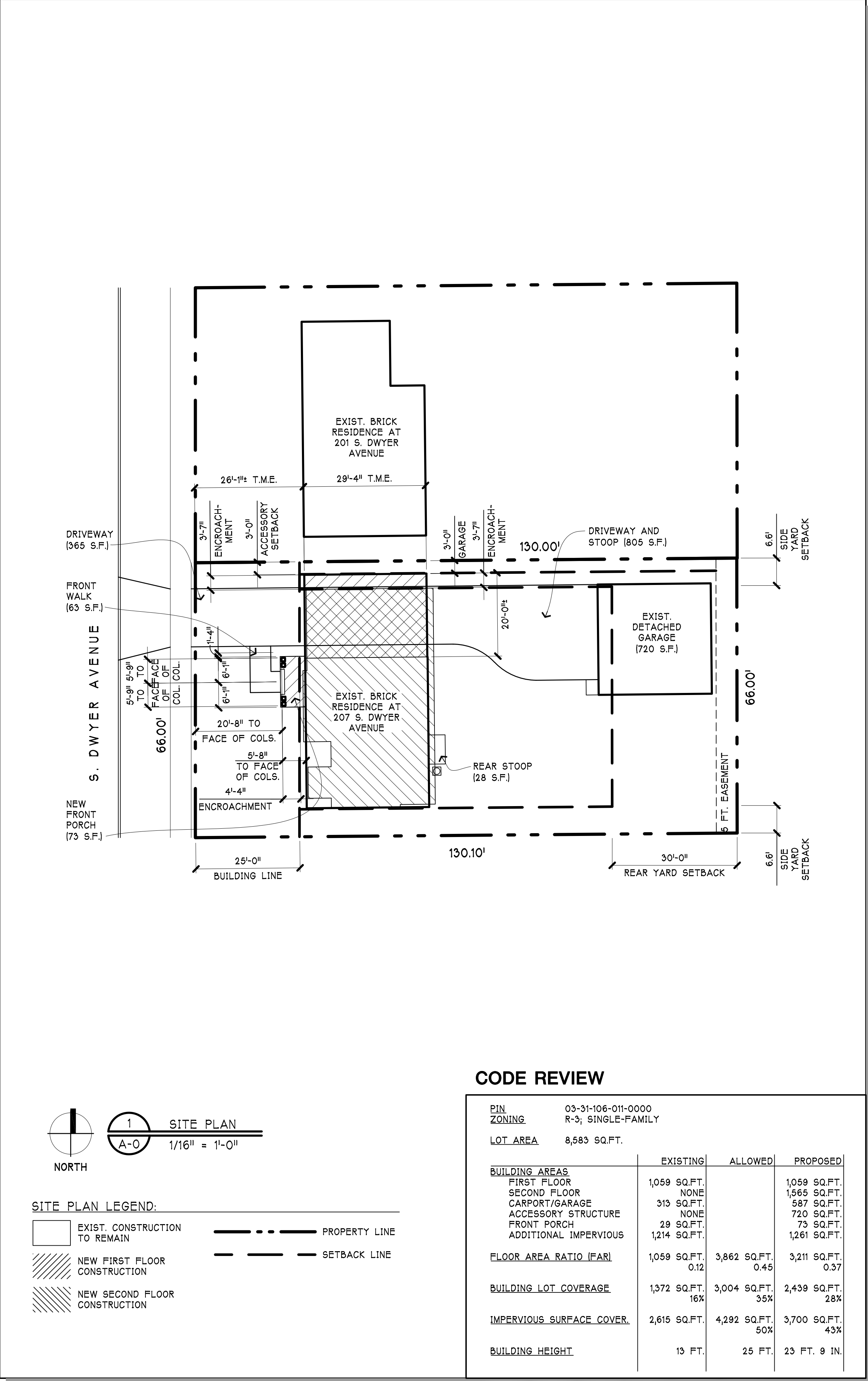
LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	FIRST FLOOR PLAN / SECOND FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS

SYMBOLS

	DETAIL NUMBER [TYP.]		EXISTING PARTITION TO REMAIN
	SHEET NUMBER [TYP.]		NEW FRAMED PARTITION
ELEVATION KEY			
ROOM NAME			

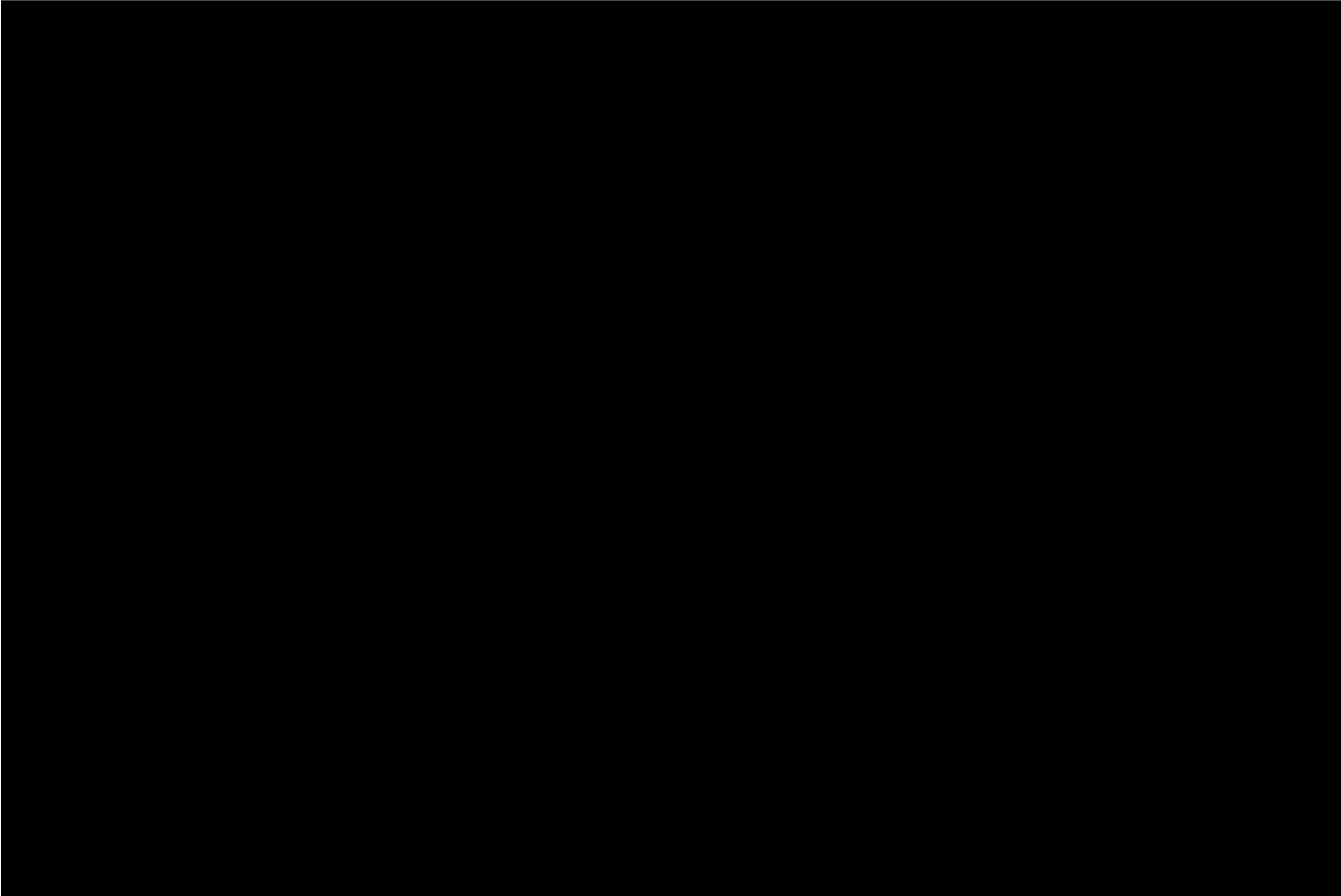
SITE PLAN



CODE REVIEW

PIN	03-31-106-011-0000		
ZONING	R-3; SINGLE-FAMILY		
LOT AREA	8,583 SQ.FT.		
	EXISTING	ALLOWED	PROPOSED
<u>BUILDING AREAS</u>			
FIRST FLOOR	1,059 SQ.FT.		1,059 SQ.FT.
SECOND FLOOR	NONE		1,565 SQ.FT.
CARPORT/GARAGE	313 SQ.FT.		587 SQ.FT.
ACCESSORY STRUCTURE	NONE		720 SQ.FT.
FRONT PORCH	29 SQ.FT.		73 SQ.FT.
ADDITIONAL IMPERVIOUS	1,214 SQ.FT.		1,261 SQ.FT.
<u>FLOOR AREA RATIO (FAR)</u>	1,059 SQ.FT.	3,862 SQ.FT.	3,211 SQ.FT.
	0.12	0.45	0.37
<u>BUILDING LOT COVERAGE</u>	1,372 SQ.FT.	3,004 SQ.FT.	2,439 SQ.FT.
	16%	35%	28%
<u>IMPERVIOUS SURFACE COVER.</u>	2,615 SQ.FT.	4,292 SQ.FT.	3,700 SQ.FT.
		50%	43%
<u>BUILDING HEIGHT</u>	13 FT.	25 FT.	23 FT. 9 IN.

\\PRIMARY-NAS\working\p\Partipilo\SCHEMATIC - House\SD PLANDWG



BY: ARCHITECT

RFA

ROBERT
FLUBACKER

ARCHITECTS

LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

Il. Design Firm
#184.001489
Expires: 4/30/2027

ALTERATIONS AND ADDITIONS FOR

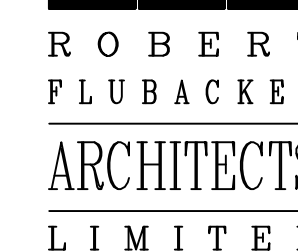
THE PARTIPIO RESIDENCE

207 SOUTH DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
6/24/26	ZBA
© 2026 R.F.A. LTD.	

Project Number
26006

A-1



IL Design Firm
#184.001489
Expires: 4/30/2027

ALTERATIONS AND ADDITIONS FOR
THE PARTIPIO RESIDENCE
207 SOUTH DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

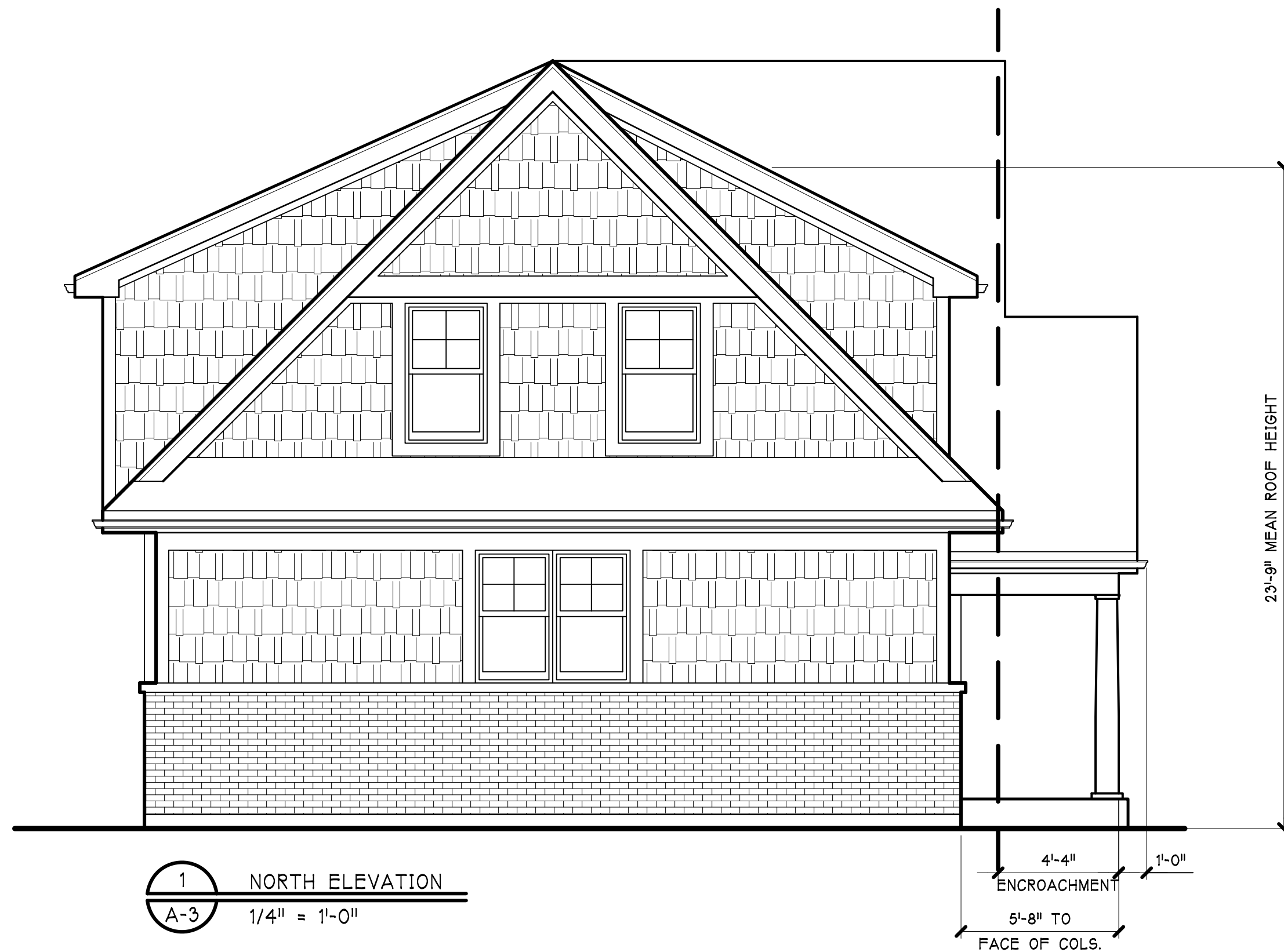
[illegible]

Project Number
26006

A-2



\\PRIMARY-NAS\working\Partipilo\SCHEMATIC - House\SD ELEV\SD.DWG





VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
9/14/2026

Item: 827 N. Gibbons Avenue - ZBA2026-00030

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 1.7-foot variation from Chapter 28, Section 5.1-3.3(b) to allow a second-story addition above an existing non-conforming residence that is located 4.9 feet from the north side yard where 6.6 feet is required.
- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an expansion of an existing non-conforming residence that is located 3 feet from the south side yard where 6.6 feet is required.

ATTACHMENTS:

1. Staff Report Packet 827 N. Gibbons Avenue

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Conor J Rockhill, Planner
Hearing Date: September 14, 2026
Date Prepared: August 25, 2026
Project Title: Zakrevskyi Residence
Address: 827 N. Gibbons Ave

Background Information

Petition Number: ZBA #26-030
Petitioner: Oleh Zakrevskyi
Address: 827 N. Gibbons Ave, Arlington Heights, Illinois

Property Owner: Oleh Zakrevskyi
Address: 827 N. Gibbons 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 8,770 square feet. The petitioner proposes to build a second-story addition on the existing one-story residence. The existing north side yard setback is 4.9 feet and the existing south side yard setback is 3 feet and the petitioner intends to maintain both setbacks for the second-story addition. The required side yard setback is 10-percent of the lot width, or 6.6 feet for this lot, thus the existing north and south side setbacks are non-conforming. Therefore, the petitioner is requesting the following variations:

- A 1.7-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 residence that is located 4.9 feet from the north side yard where 6.6 feet is required.
- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) to allow an expansion of an existing non-conforming residence that is located 3 feet from the south side yard where 6.6 feet is required.

At the September 9th Design Commission meeting, the Design Commission continued their review of the design proposal until October 13th. Therefore, staff recommends to continue this ZBA review to November 9, 2026.

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	✓	8/30/2026	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/30/2026	
3. Letter that was Mailed	✓	8/30/2026	
4. Photographs of Sign on Property	✓	8/30/2026	

Photographs of Existing Structure





NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, September 14, 2026, 7:00 P.M. in the Buechner Room, 1 st 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 1.7-foot variation from Chapter 28, Section 5.1-3.3(b) to allow a second-story addition above an existing non-conforming residence that is located 4.9 feet from the north side yard where 6.6 feet is required
- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an expansion of an existing non-conforming residence that is located 3 feet from the south side yard where 6.6 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: LOT 6 IN BLOCK 2 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1955 AS DOCUMENT 16340863, IN COOK COUNTY, ILLINOIS.

Commonly known as: 827 N Gibbons Ave, Arlington Heights, IL 60004

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

Tom Drake, Chair
Zoning Board of Appeals

Published in Daily Herald Aug. 29 2026 (342490)

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 08/29/2026 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 _____
De _____

Control # 342490

Village of Arlington Heights



To: Oleh Zakrevskyi
From: Conor J Rockhill
Department: Department of Planning and Community Development
File Number: ZBA 26-0031
Project: 827 N Gibbons Ave
Date: September 4, 2026

ZONING COMMENTS:

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

1. A 1.7-foot variation from Chapter 28, Section 5.1-3.3(b) to allow a second-story addition above an existing non-conforming residence that is located 4.9 feet from the north side yard where 6.6 feet is required.
2. A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) to allow an expansion of an existing non-conforming residence that is located 3 feet from the south side yard where 6.6 feet is required.

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

Planning and Community Development – Design

1. No comments

Building and Life Safety

1. No comments.

Engineering

1. The Engineering Division does not object to the proposed variance for a 1.7-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 residence that is located 4.9 feet from the north side yard where 6.6 feet is required.

ZONING BOARD OF APPEALS

COMPLETE PETITION

Section 11.2 - Hardship / Variation Criteria

Property:	827 N. Gibbons Ave., Arlington Heights, IL 60004
Name:	Oleh Zakrevskyi
Request:	I am requesting a side setback variation to allow the proposed second-floor addition to align with the existing first-floor exterior wall. The existing side setback is approximately 5.2 feet, while the required side setback is approximately 6.6 feet.

1. The proposed variation will not alter the essential character of the locality and will be compatible with nearby property.

I am proposing a second-floor addition while continuing the existing single-family residential use of my property. The addition will be constructed directly above the existing first-floor exterior wall and foundation. I am not moving the existing wall or expanding the building footprint closer to the side property line. The surrounding properties are primarily single-family homes, and my proposed improvement will remain residential in appearance, scale, and use. For these reasons, I believe the requested variation will not alter the essential character of the neighborhood or negatively affect the use of nearby properties.

2. My hardship is due to unique circumstances relating to the existing property and structure.

My hardship is created by the existing location and configuration of the house and its foundation. The existing first-floor exterior wall is approximately 5.2 feet from the side property line, while the current required side setback is approximately 6.6 feet. I am proposing to place the second floor directly above the existing structural wall and foundation rather than create any new encroachment toward the property line. Requiring me to move the second-floor wall inward only to meet the current setback would create an irregular structural alignment and would significantly restrict the practical improvement of the existing house. This condition results from the pre-existing placement of the house and is specific to this property; it was not created by my proposed addition.

3. The requested variation is in harmony with the spirit and intent of the Zoning Ordinance.

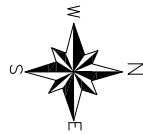
I understand that setback requirements are intended to maintain appropriate separation between buildings, protect neighboring properties, and preserve the orderly residential character of the area. My request is consistent with those purposes because I am not moving the existing foundation or first-floor wall closer to the property line, and I am not increasing the existing horizontal encroachment. The property will remain a single-family residence, and the proposed second floor will follow the established footprint of the existing home. Therefore, I believe my request is consistent with the spirit and intent of the Zoning Ordinance.

4. The requested variation is the minimum relief necessary for reasonable use and improvement of my property.

I am requesting only the relief necessary to allow the proposed second-floor exterior wall to align vertically with the existing first-floor wall and foundation. I am not requesting any additional reduction of the existing side setback, and I am not proposing to expand the building footprint toward the side property line. The approximately 5.2-foot existing setback will remain unchanged. For that reason, I believe this request represents the minimum variation necessary to permit a practical and structurally reasonable second-floor addition.

Statement

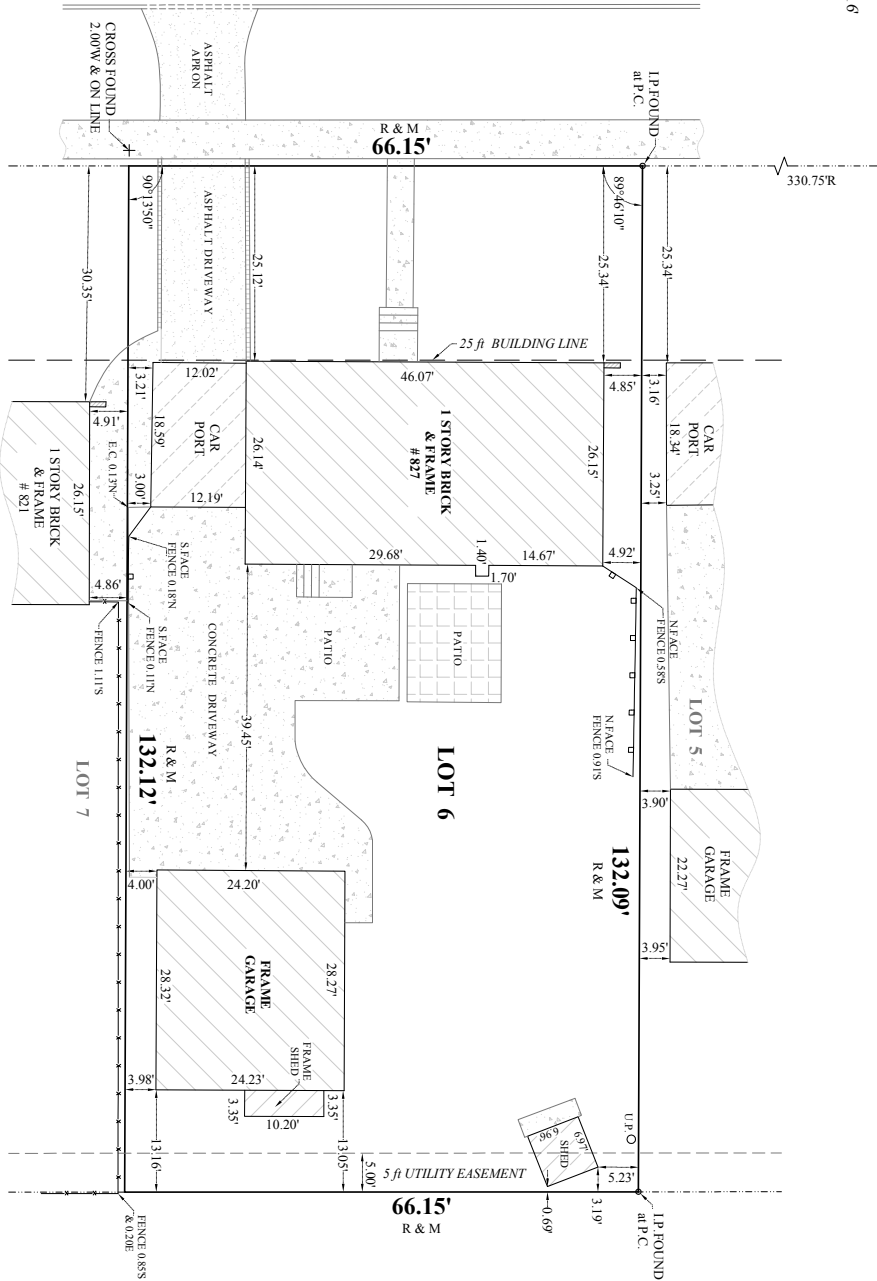
For the reasons stated above, I respectfully request approval of the side setback variation for my proposed second-floor addition at 827 N. Gibbons Ave. My request maintains the existing side-yard condition, does not expand the building footprint toward the property line, and is limited to the minimum relief necessary to reasonably improve the property.



SCALE: 1"=16'

PLAT OF SURVEY

SOUTH LINE OF EAST FREDERICK ST.



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UTILITY POLE
- UTILITY POLE
- EDGE OF CONCRETE
- EDGE OF BRICK
- NORTH SOUTH, EAST WEST
- CROSS / MAGN. S.W.
- CROSS / IRON PIPE / IRON ROD
- ASPHALT AREA
- CONCRETE PAVEMENT
- CONCRETE BLOCKS
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- IRON PIPE AT PROPERTY CORNER
- RECORDED / MEASURED

LEGAL DESCRIPTION

LOT 6 IN BLOCK 2 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1955 AS DOCUMENT 16340863, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 8,739 sq.ft.
PROPERTY ADDRESS: 827 NORTH GIBBONS, ARLINGTON HEIGHTS, IL 60004
PERMANENT INDEX NUMBER: 03-28-111-006-0000

ZBIGNIEW DOMOZYCH SERVICES
PHONE: (773) 656-4630
(872) 210-9473
zbigy@landsurveyor@gmail.com
zbigy@landsurveyor.us



State of Illinois
County of Cook
I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: [Redacted]
Date: MAY 22, 2026
REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2026

ORDER NO. 260519-A
SCALE: 1 INCH = 16 FEET
DATE: MAY 20, 2026
DRAWN BY: KS Law Group, LLC
ORDERED BY: KS Law Group, LLC



EXISTING CONTEXT ELEVATION

SCALE: 1/16"=1'-0"



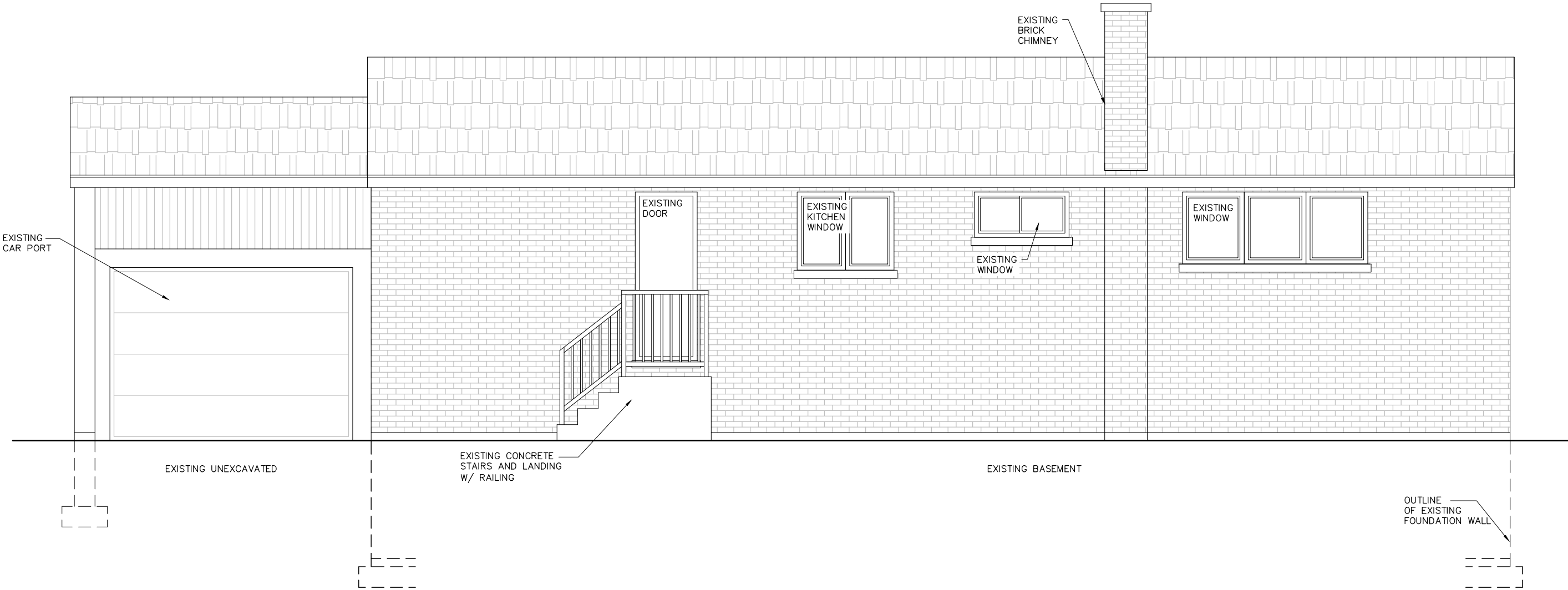
PROPOSED CONTEXT ELEVATION

SCALE: 1/16"=1'-0"



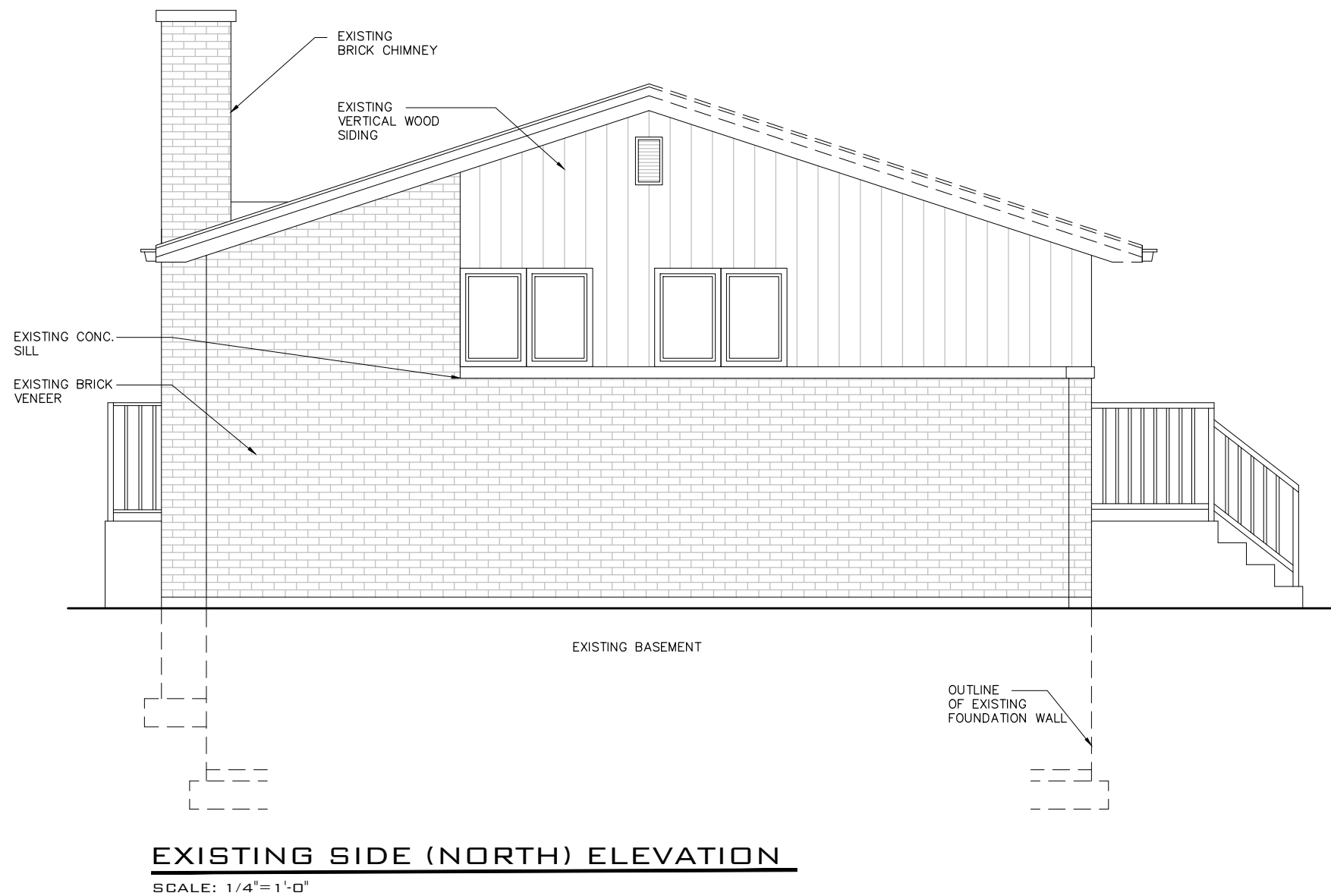


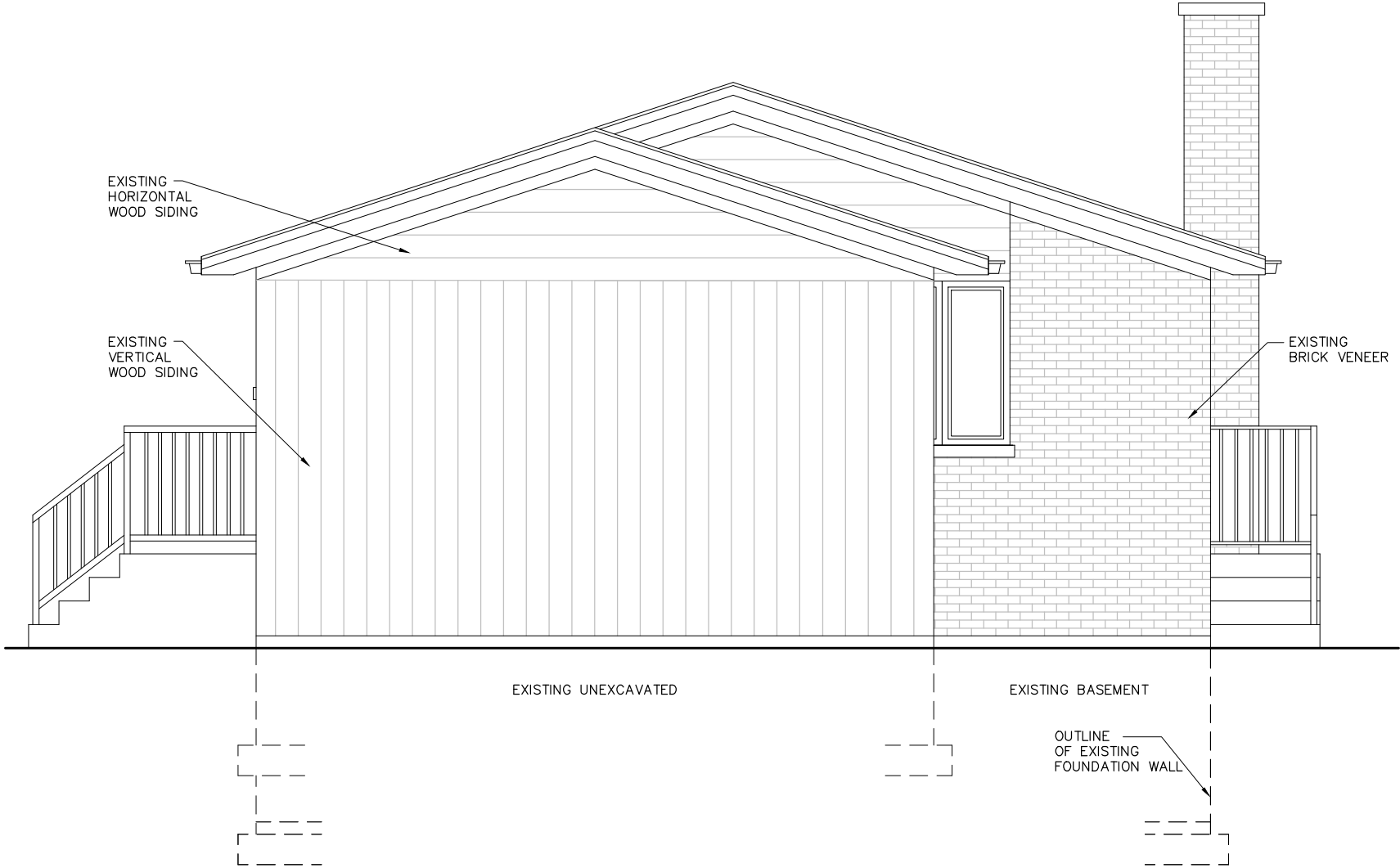
EXISTING FRONT (WEST) ELEVATION
SCALE: 1/4"=1'-0"



EXISTING REAR (EAST) ELEVATION

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



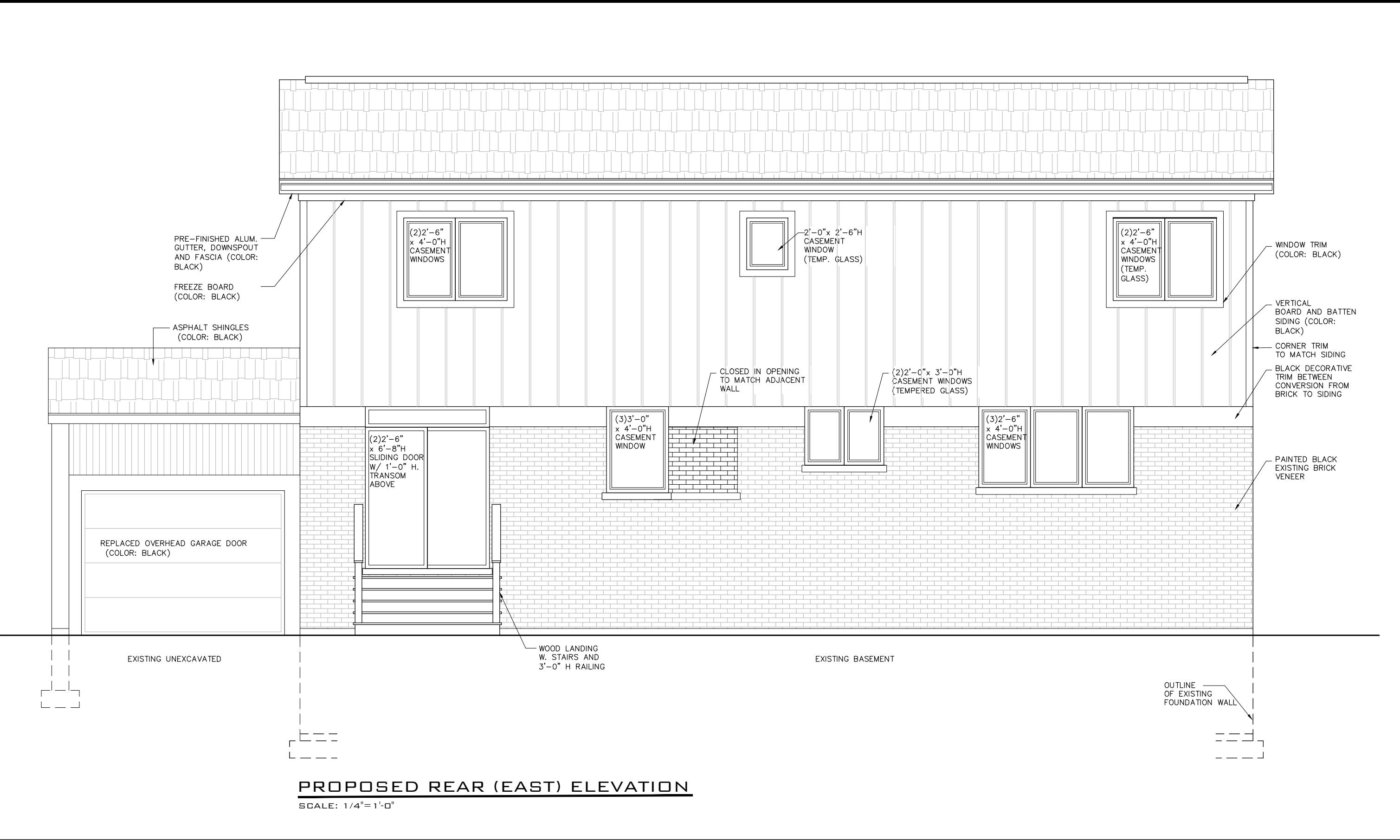


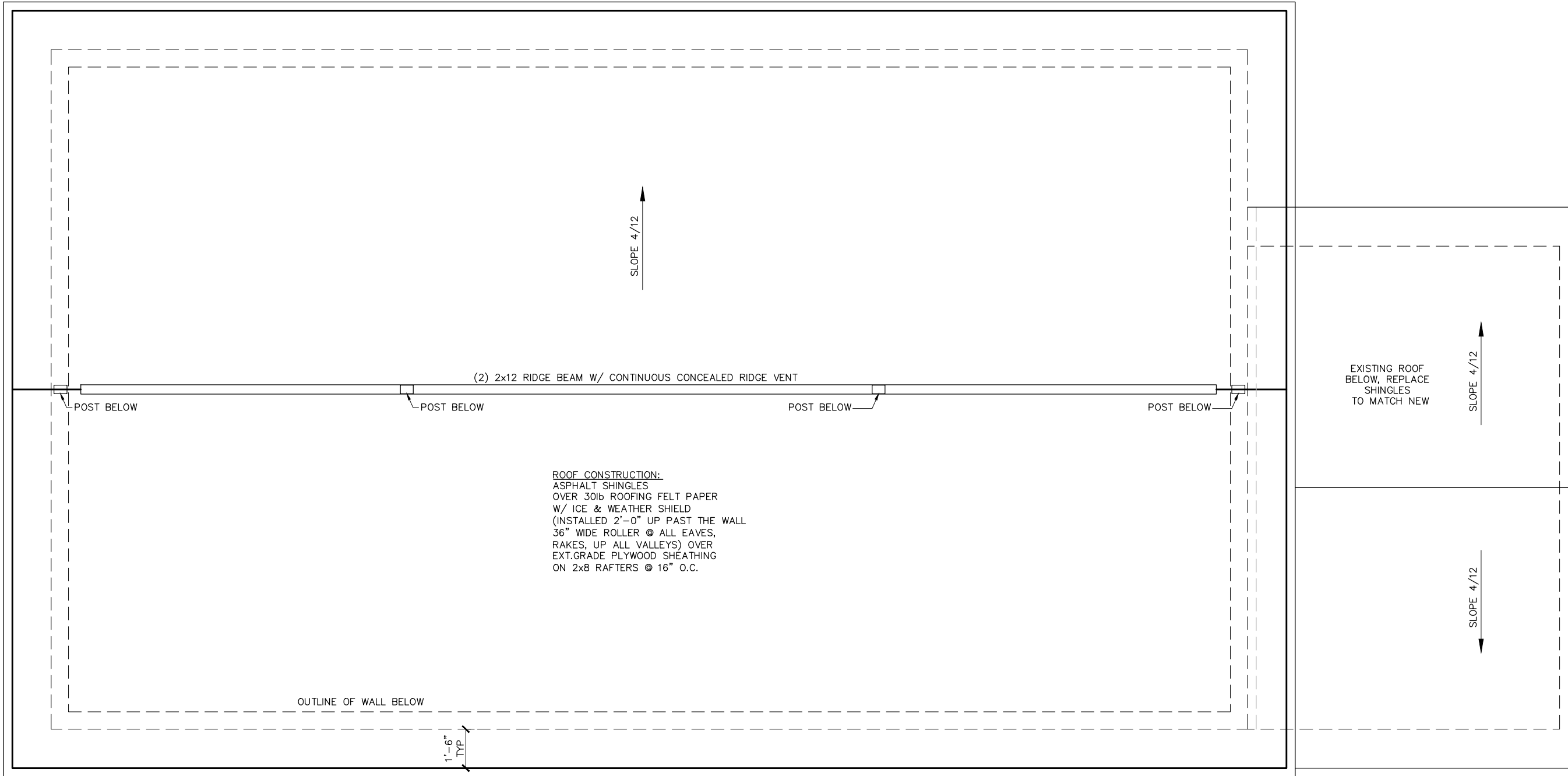
EXISTING SIDE (SOUTH) ELEVATION

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



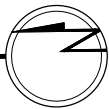
PROPOSED FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

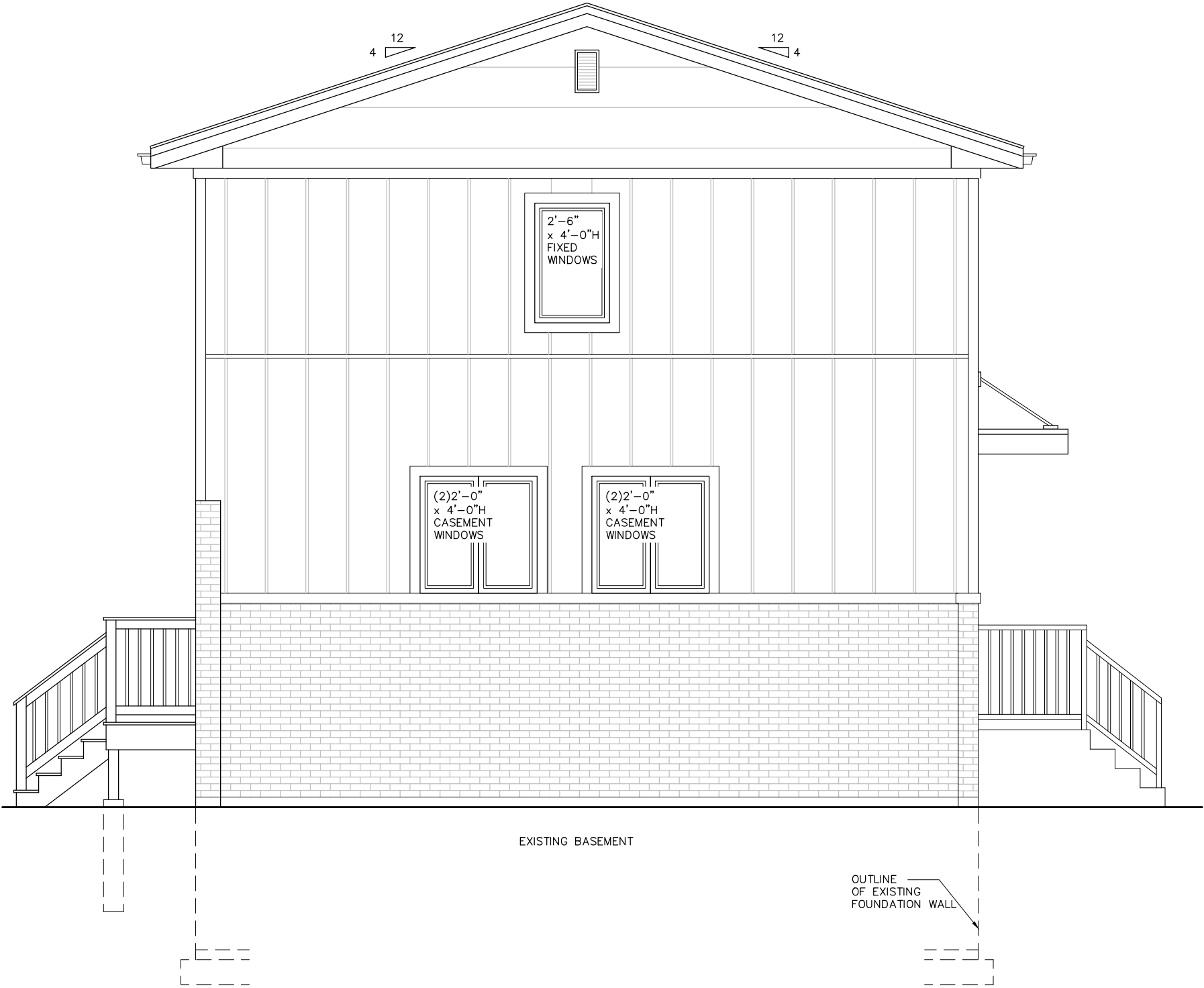




PROPOSED ROOF PLAN

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

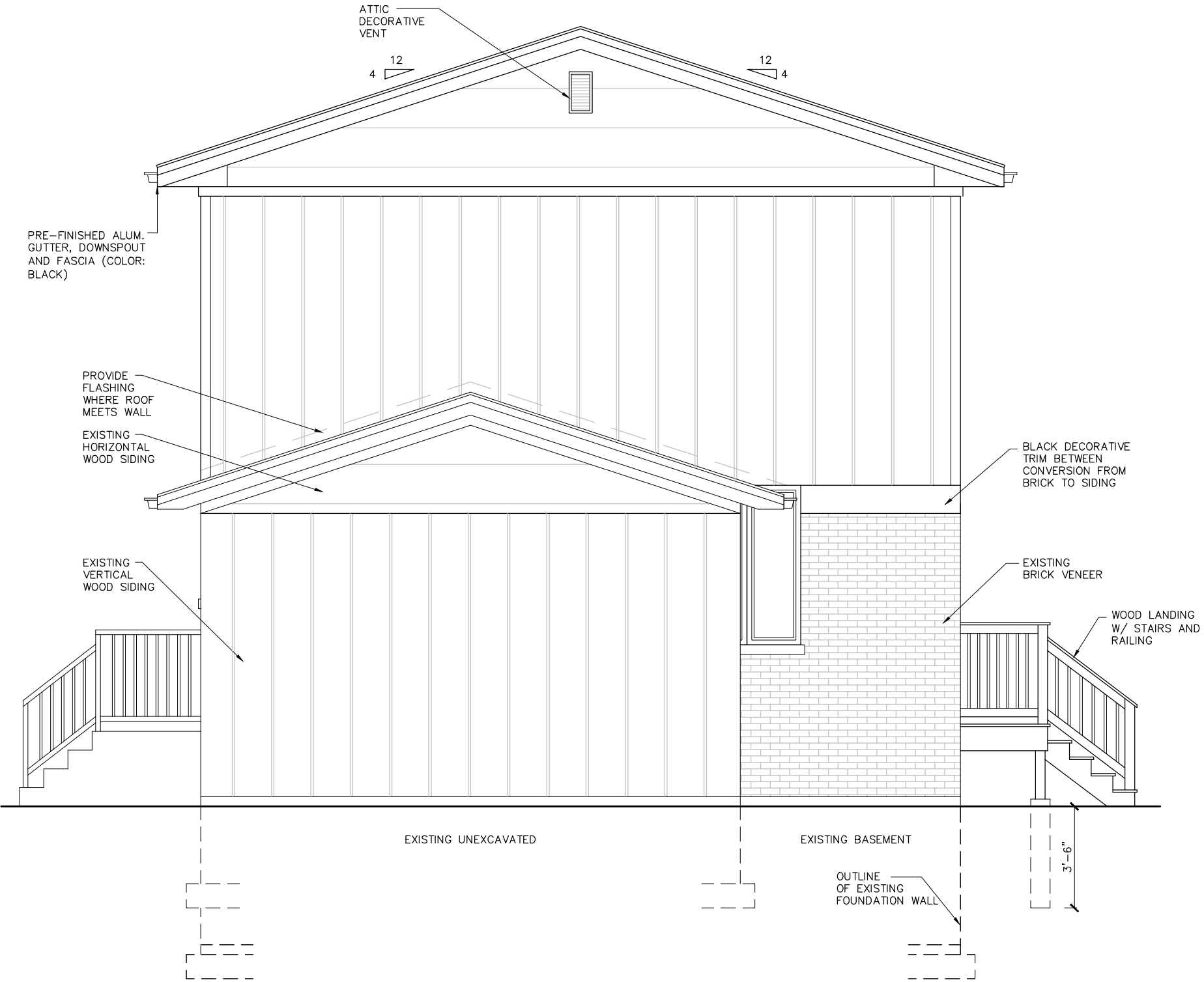




EXISTING SIDE (NORTH) ELEVATION

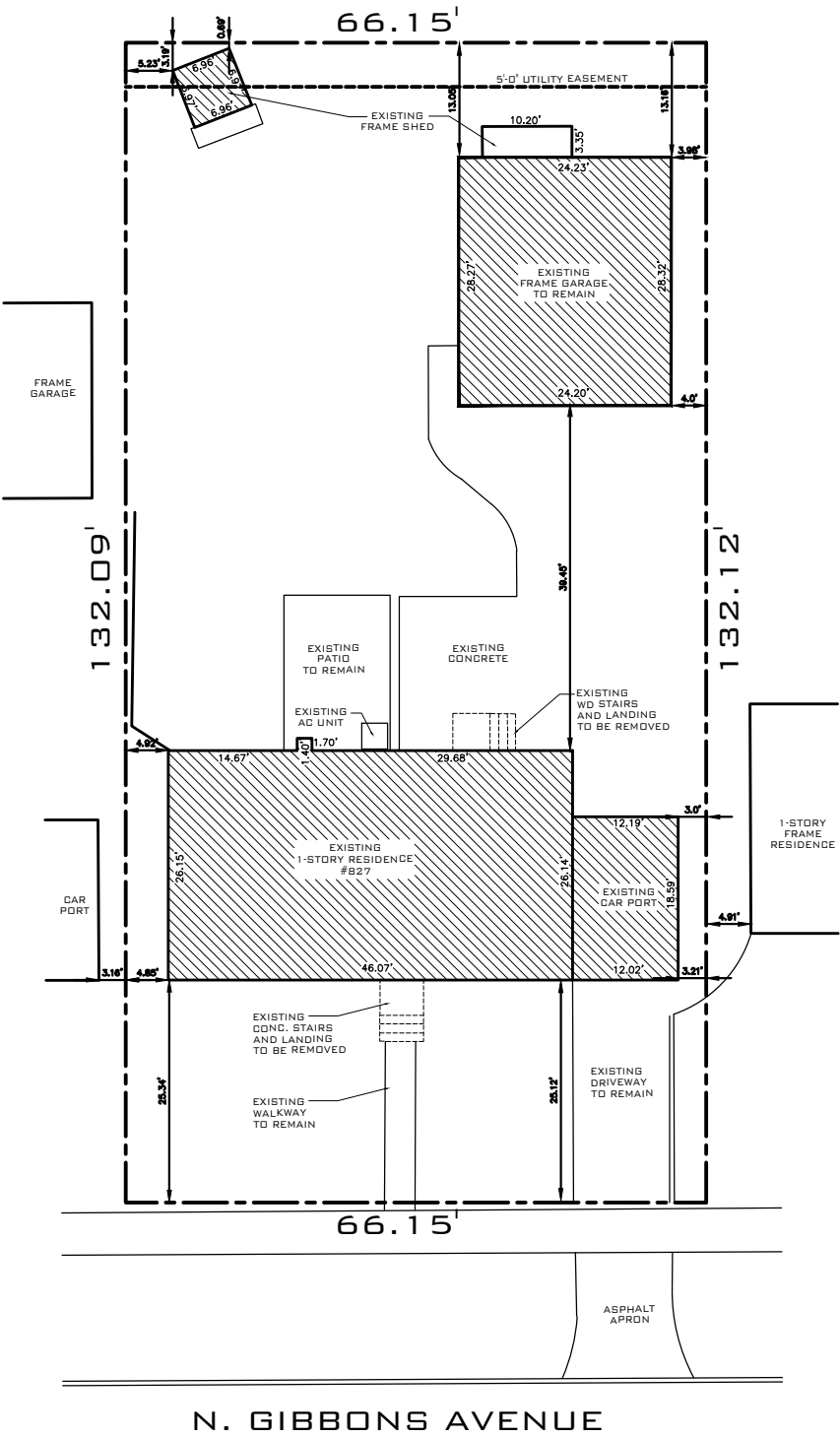
SCALE: 1/4"=1'-0"

SAMPLE MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	EXISTING (TO BE PAINTED)	SHERWIN-WILLIAMS	SW 7068 GRIZZLE GRAY
SILL	EXISTING (TO BE PAINTED)	SHERWIN-WILLIAMS	SW 6258 TRICORN BLACK
ROOF	ASPHALT SHINGLES	GAF TIMBERLINE HDZ	CHARCOAL
SIDING	FIBER CEMENT BOARD & BATTEN	JAMES HARDIE	ARCTIC WHITE
ACCENT SIDING	FIBER CEMENT HORIZONTAL SIDING	JAMES HARDIE	KHAKI-BROWN
GUTTERS/FASCIA/TRIM	ALUMINUM	ACM	BLACK
WINDOWS	VINYL	ANDERSEN	BLACK
ENTRY DOOR	VINYL	THERMA-TRU	BLACK
GARAGE DOOR	STEEL FLUSH PANEL	CLOPAY MODERN STEEL	BLACK

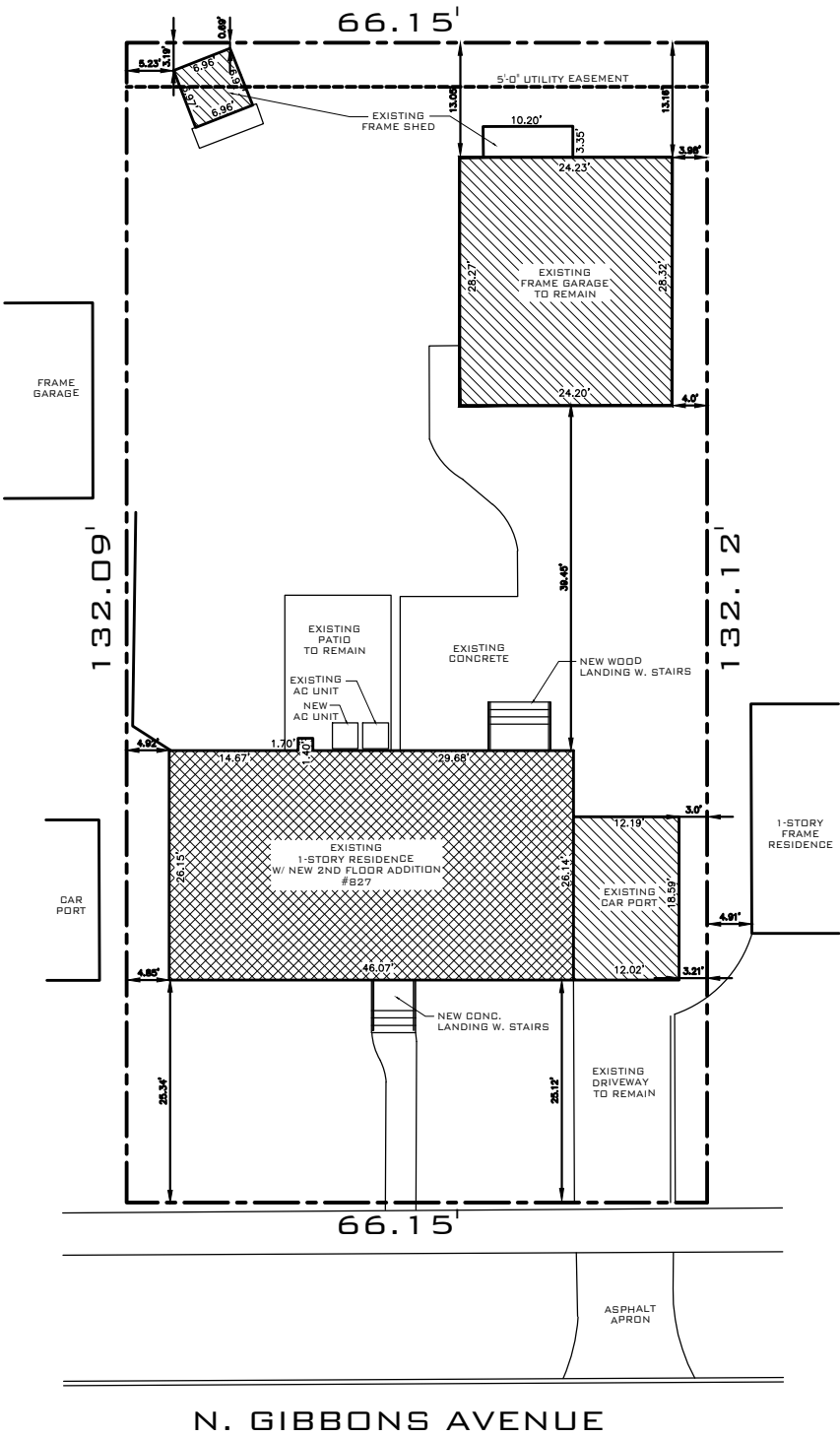


PROPOSED SIDE (SOUTH) ELEVATION

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



EXISTING SITE PLAN
SCALE: 1/20"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/20"=1'-0"





VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
9/14/2026

Item: 4 S. Kennicott Avenue - ZBA2026-00031

Department: Planning & Community Development

Item Description:

Requested Relief:

- A 4-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 26 feet where the required maximum is 22 feet.

ATTACHMENTS:

1. Staff Report Packet 4 S. Kennicott Avenue

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Conor J Rockhill, Planner
Hearing Date: September 14, 2026
Date Prepared: August 25, 2026
Project Title: Bloss Residence
Address: 4 S. Kennicott Ave

Background Information

Petition Number: ZBA #26-031
Petitioner: Anna Bloss
Address: 4 S. Kennicott Ave, Arlington Heights, Illinois

Property Owner: Anna and Jonathan Bloss
Address: 4 S. Kennicott Ave

Existing Zoning: R-2 – One Family Dwelling District

Requested Action/Background Information

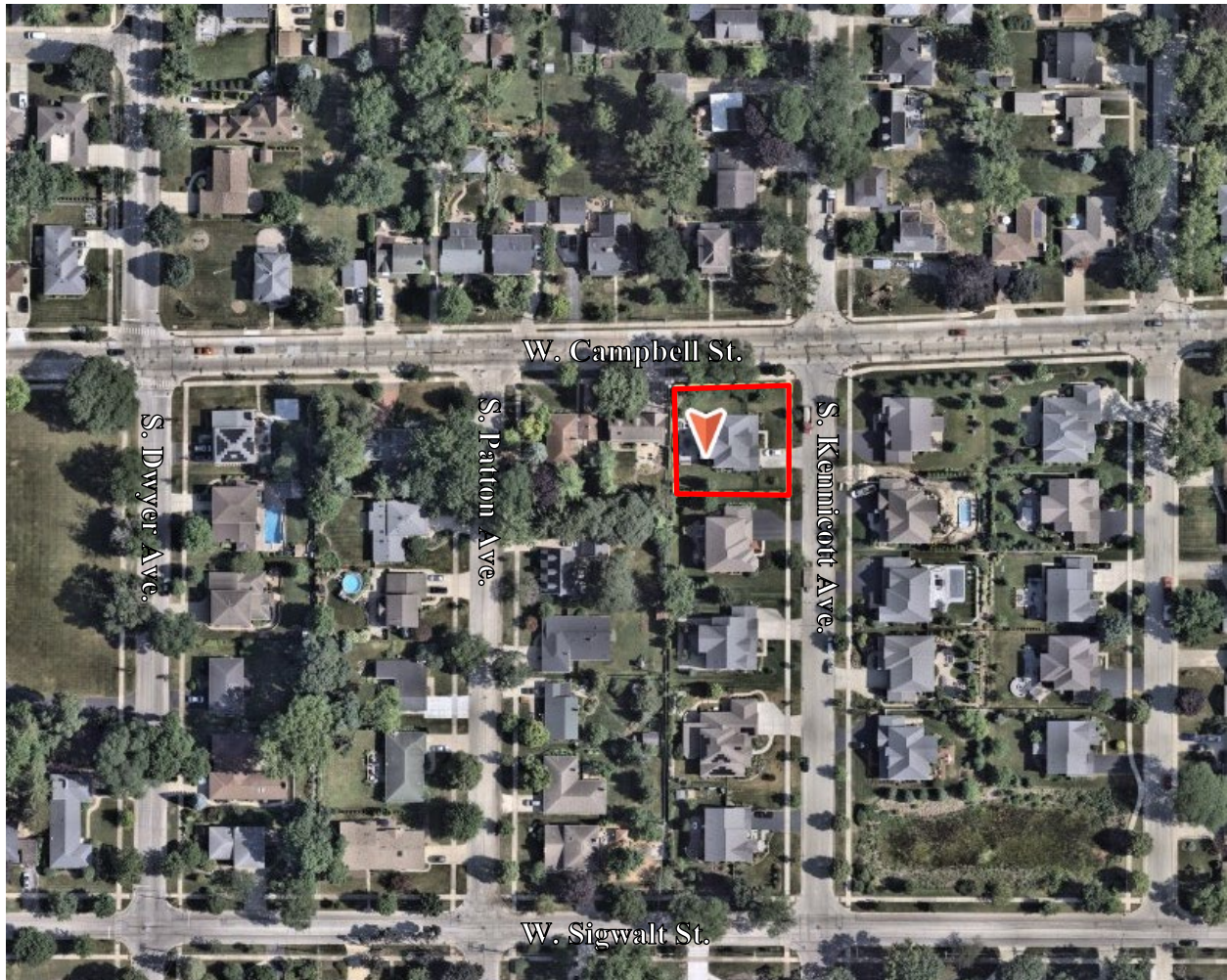
The subject property is zoned R-2 One Family Dwelling District and is approximately 11,430 square feet. The petitioner proposes to extend their driveway width south to 26 feet and tapering down to 18 feet at the sidewalk, where the maximum allowed driveway width is 22 feet. Therefore, the petitioner is requesting the following variation:

- **A 4-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 26 feet where the required maximum 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	✓	8/30/2026	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/30/2026	
3. Letter that was Mailed	✓	8/30/2026	
4. Photographs of Sign on Property	✓	8/30/2026	

Photographs of Existing Structure





NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, September 14, 2026, 7:00 P.M. in the Buechner Room, 1 st 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 4-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 26 feet where the required maximum 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 1 IN LEXINGTON TOWNE AT ARLINGTON HEIGHTS, BEING A RESUBDIVISION OF PART OF CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1913, AS DOCUMENT NUMBER 5136519 AND ALSO BEING A RESUBDIVISION OF PART OF ARLINGTON MANOR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1924 AS DOCUMENT NUMBER 8637217, ALL ABOVE BEING PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LEXINGTON TOWNE AT ARLINGTON HEIGHTS, RECORDED SEPTEMBER 13, 2016 AS DOCUMENT 1625729106, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 4 S Kennicott Ave, Arlington Heights, IL 60005

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

Tom Drake, Chair
Zoning Board of Appeals

Published in Daily Herald Aug. 29 2026 (342489)

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 08/29/2026 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 # 342489

Village of Arlington Heights



To: Anna and Jonathan Bloss
From: Conor J Rockhill
Department: Department of Planning and Community Development
File Number: ZBA 26-0031
Project: 4 S Kennicott Ave
Date: September 4, 2026

ZONING COMMENTS:

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

1. A 4-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 26 feet where the required maximum is 22 feet.

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 4-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 26 feet where the required maximum 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 Jonathan and Anna Bloss

being the owner of the property commonly known as: 4 S. Kennicott Avenue

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

of the Arlington Heights Municipal Code, in order to: to allow a driveway width of 26 feet, which exceeds the maximum permitted width by 4 feet. The purpose of the variation is to expand the existing driveway to accommodate additional household vehicles and improve safe on-site parking.

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 requested driveway expansion is consistent with the residential character of the neighborhood. Several nearby homes have wider driveways or expanded parking areas to accommodate multiple drivers. The proposed improvement will remain residential in appearance and will not negatively impact neighboring properties.~~

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The hardship arises from the unique circumstances of this household: although the property contains a standard two-car garage, the home has five licensed drivers and often five vehicles. The existing driveway cannot safely or efficiently accommodate this number of vehicles, resulting in frequent parking on the apron or street. This condition is specific to the household and not generally applicable to other properties.

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

~~The intent of the zoning ordinance is to maintain orderly parking, reduce congestion, and preserve neighborhood aesthetics. Granting this variation supports those goals by allowing vehicles to be parked fully on private property rather than on the apron or street. The expanded driveway will reduce congestion, improve safety, and maintain a clean residential appearance.~~

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

The requested 4-foot variation is the minimum necessary to allow safe and functional parking for the household's five vehicles. A smaller expansion would not provide sufficient width for vehicles to park side-by-side without obstructing access or encroaching onto the apron.

Signed: Anna and Jon Bloss

Date: July 25, 2026

Petitioner

LEGEND

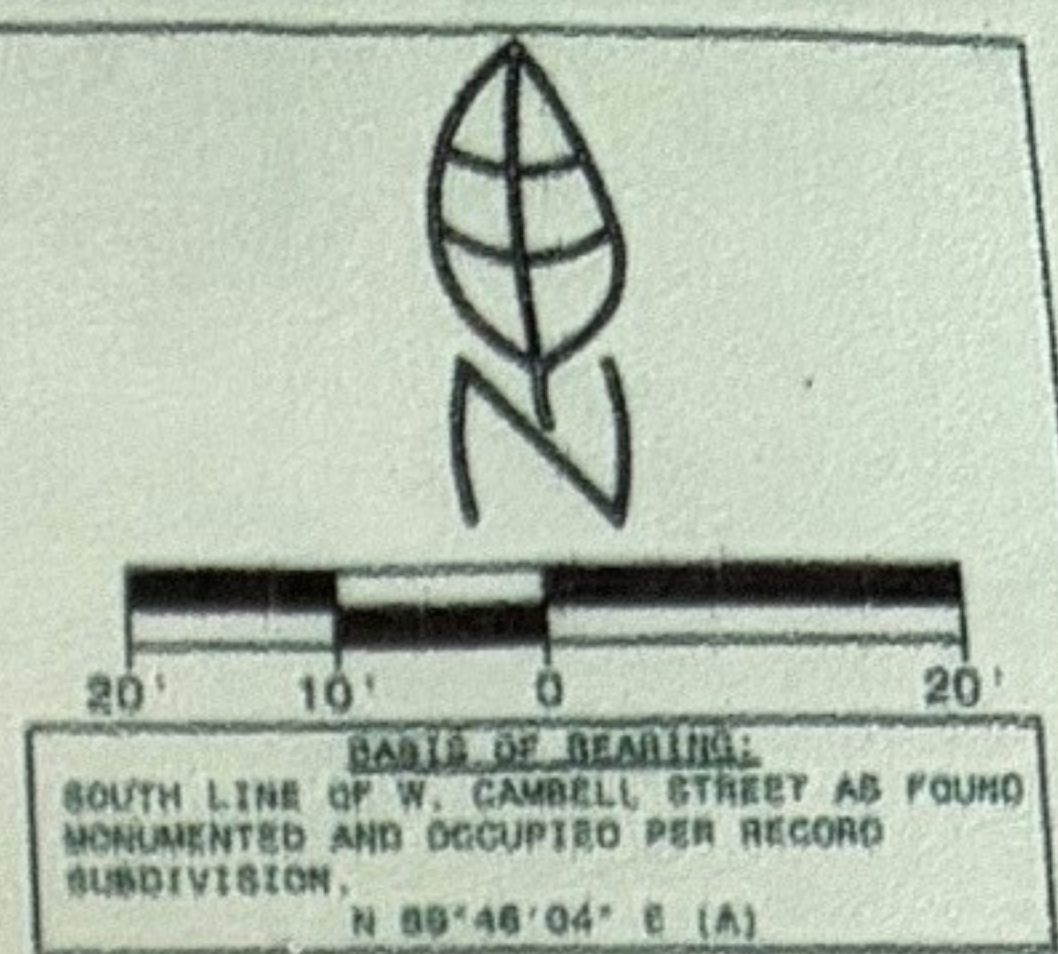
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NN = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

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

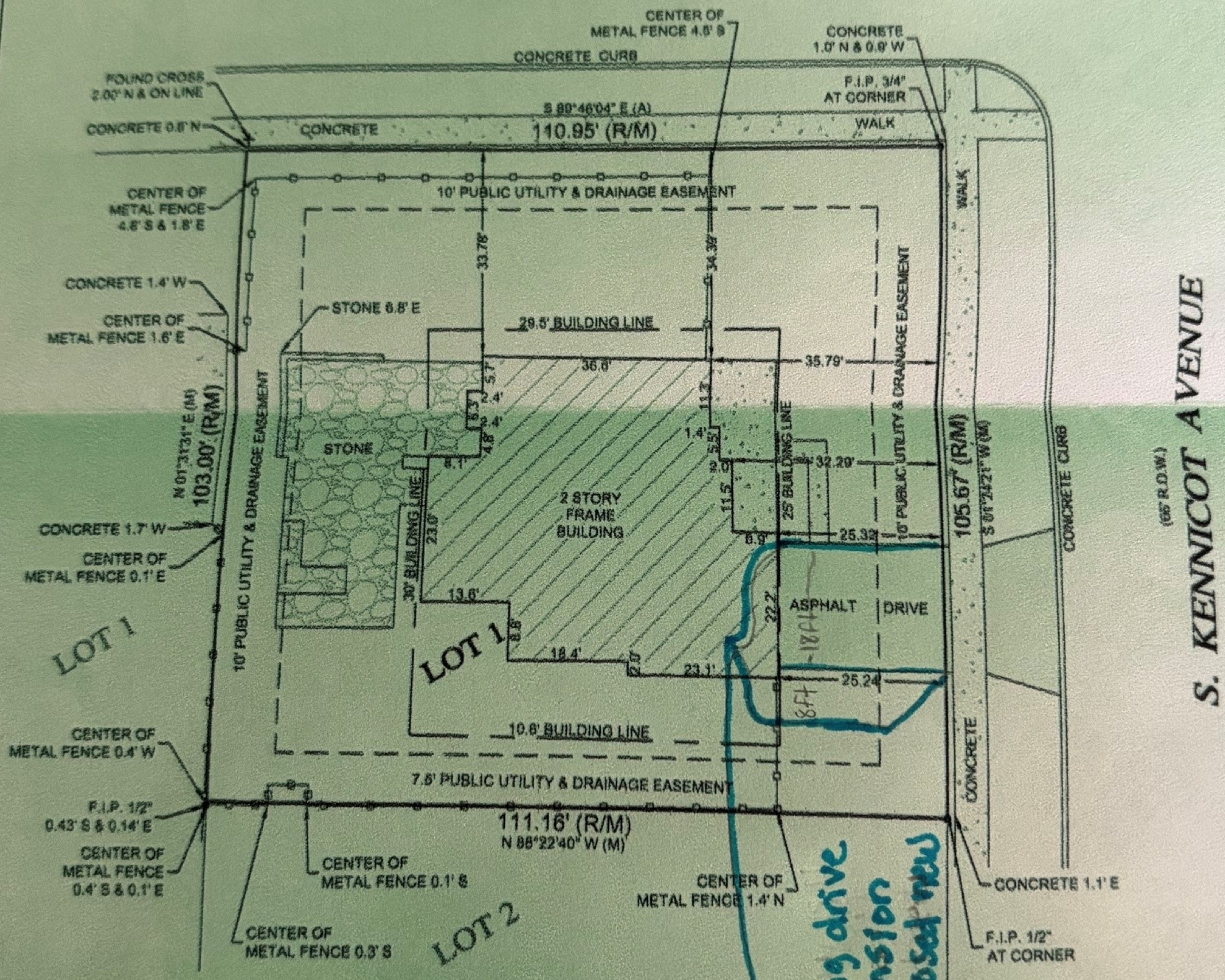
PLAT OF SURVEY

LOT 1 IN LEXINGTON TOWNE AT ARLINGTON HEIGHTS, BEING A RESUBDIVISION OF PART OF CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1913, AS DOCUMENT NUMBER 5136519 AND ALSO BEING A RESUBDIVISION OF PART OF ARLINGTON MANOR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1924 AS DOCUMENT NUMBER 8637217, ALL ABOVE BEING PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LEXINGTON TOWNE AT ARLINGTON HEIGHTS, RECORDED SEPTEMBER 13, 2016 AS DOCUMENT 1825729108, ALL IN COOK COUNTY, ILLINOIS.



AREA OF SURVEY:
CONTAINING 11,898 SQ. FT. OR 0.28 ACRES MORE OR LESS

W. CAMPBELL STREET



S. KENNICOTT AVENUE

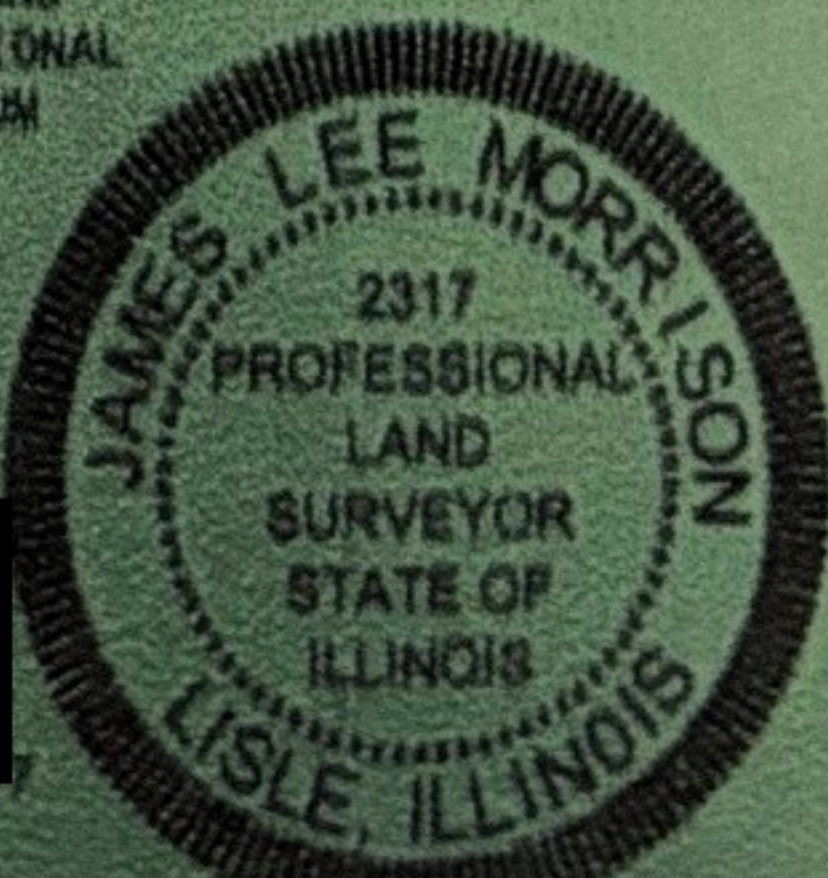
184' Existing drive
+ 8ft Extension
26ft Proposed new



STATE OF ILLINOIS
COUNTY OF DUPAGE

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

DATED, THIS 15TH DAY OF AUGUST, A.D., 2021, AT Lisle, ILLINOIS.



NOTE:

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

ADDRESS COMMONLY KNOWN AS 4 S. KENNICOTT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT PROPER TITLE LLC

FIELDWORK DATE (CREW) 08/13/2021 (MM/YY)
DRAWN BY: B.S. REVISED: JOB NO. 21-08-0185

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

LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 194-001248