

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, January 6, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at kburhop@cityhpil.com. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

The City encourages individuals to sign-up for its eNews for important information from the City and its government partners. The City updates its web site daily and also posts on social media daily. To sign-up for the eNews, visit www.cityhpil.com.

At the meeting, it is anticipated that there will be a discussion of the following items:

City of Highland Park
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

January 6, 2026

7:00 P.M.
MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - a. Consideration of Plan and Design Commission Minutes
 - i. Regular Meeting on Dec. 16, 2025
- IV. Scheduled Business
 - a. Public Hearing #PUD-2025-00081 for a Special Use Permit in the Nature of a Planned Development with Modifications from City Code; and a Plat of Re-Subdivision, with Variances from City Code (147 Central Ave.)
- V. Other Business
 - a. Information Item: Administrative Design Review Update
 - b. Next Meeting – Jan. 20, 2026, A Regular Meeting at City Hall
 - c. Case Briefing
- VI. Business from the Public
- VII. Adjournment

1 **MINUTES OF A REGULAR MEETING**
2 **PLAN AND DESIGN COMMISSION**
3 **OF THE CITY OF HIGHLAND PARK, ILLINOIS**
4

5
6 **MEETING DATE:** Tuesday, December 16, 2025
7

8 **MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL
9

10 **CALL TO ORDER**

11 At 7:04 p.m., Chairperson Moore called the meeting to order. Staff was asked to call the roll.
12

13 **ROLL CALL**

14 Commissioners Present: Chairperson Moore; Commissioners, Henry, Ihnchak, Kerch, Mantis & Nanus
15

16 Commissioners Absent: Commissioner Fettner
17

18 Councilmember Absent: Ross
19

20 Student Council Absent: Fallas
21

22 Staff declared that a quorum was present.
23

24 Guests Present: Cal Bernstein, Attorney/Samuels & Bernstein
25 Nate Kipnis, Architect/ Kipnis Architecture & Planning
26

27 Staff Present: Fontane & Burhop
28

29 Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
30

31 **APPROVAL OF MINUTES**

32 *Regular Meeting of the Plan and Design Commission – November 4, 2025*
33

34 Commissioner Mantis moved to approve the November 4, 2025, PDC regular meeting minutes.
35 Commissioner Henry seconded the motion.
36

37 On a voice vote

38 Voting Yea Chairperson Moore; Commissioners Henry, Ihnchak, Kerch, Mantis & Nanus

39 Voting Nay: None
40

41 Chairperson Moore declared that the motion passed unanimously.
42

43 **SCHEDULED BUSINESS**

44 1. Public Hearing #PUD-2025-00079 for a Special Use Permit in the Nature of a Final Planned Development,
45 with Modifications from City Code; and Design Review and Final Plat of Consolidation, with Variances from
46 City Code (734 Central Avenue)

47 Senior Planner Burhop reviewed the proposal:

- 48
 - Recommendation

- 1 • Project
- 2 ○ 11 residential units, 6 stories
- 3 ○ 1st floor parking garage
- 4 ○ 2nd-5th floors are residential
- 5 ○ 6th floor offers roof access and structures
- 6 ○ 1 inclusionary housing unit
- 7 • Background
- 8 ○ February 4, March 18, and April 15, 2025 – PDC recommended approval on April 15, 2025
- 9 ○ May 12 & 27, 2025 – City Council gave Preliminary Approval on May 27, 2025
- 10 • Changes
- 11 • Site Plans – May, 2025, & in December, 2025, shrubs were added
- 12 • Rooftop – May, 2025, & in December, 2025, 2 residential-penthouse units were expanded
- 13 • Elevations were compared from May to December, 2025
- 14 • Materials were discussed
- 15 • Other items (exterior lighting, etc.)
- 16 • Modifications (bulk on 6th floor)
- 17 • Public Benefit (cash donation of \$15,000 toward downtown streetscape improvement fund)
- 18 • Parking Reduction Request (20 proposed vs. 19 per code)
- 19 • Inclusionary Zoning (includes \$148, 320 payment-in-lieu; Housing Commission/HC approved)
- 20 • Recommendation (Findings of Fact included; Conditions Recommended)

21
22 Some PDC comments are.....

- 23 • Commissioner Mantis asked if additional bulk on the 6th story is considered additional relief. Senior
- 24 Planner Burhop concurred, and said this triggered a public hearing as larger structures are on the 6th
- 25 floor. He noted the applicant submitted updated renderings which were displayed and explained
- 26 along with materials.
- 27 • Chairperson Moore asked:
- 28 ○ if dimensions for the 6th floor were included. Senior Planner Burhop stated they were not.
- 29 ○ how the PDC/Staff would know if that would change between what's approved until what's
- 30 actually built. Senior Planner Burhop said Staff requested square-foot dimensions. More
- 31 detailed dimensions are on the various plans; percentage of increase has not been stated.

32
33 Chairperson Moore swore in Petitioners Cal Bernstein, Attorney with Samuels & Bernstein, & Nate Kipnis,
34 Architect with Kipnis Architecture & Planning.

35
36 Mr. Bernstein noted they are here to discuss the additional bulk on the 6th floor. Otherwise, the plan
37 essentially conforms. He offered context to the height relief and reminded this property is zoned in the B45
38 district which allows 5 stories. As a result of the lot being undersized, the B44 height requirements applied
39 which only allowed for 4 stories. City Council and the PDC approved the 5th story in May, 2025. After
40 reviewing engineering issues, this facilitated additional relief for the 6th story.

41
42 Mr. Kipnis explained the 11 items on the 6th story (rooftop mechanical units won't be visible, there's
43 accessibility/option for an elevator from the 5th to 6th floor rooftop, etc.). There is 1 handicapped-accessible
44 parking space; 1 space was omitted in the parking garage. Brick pavers will be installed on the sidewalk.
45 There are 13 spaces in the garage for bicycle parking.

1 He stated originally there was stair access to the rooftop. Evolution of the plans facilitated 2 small rooms up
2 there (accommodating mechanicals and a closet). Trellises are placed on those decks.

3
4 Director Fontane:

- 5 • asked if the rooms on the 6th floor have a sufficient area for an elevator and staircase. Mr. Kipnis said
6 yes and will submit drawings to Senior Planner Burhop. He said the usable area is the size of a den
7 in a house (medium-size).
- 8 • said they want the pavers along Central & McGovern Avenues to complement and mirror what's
9 across the street at McGovern House. Senior Planner Burhop noted he sent a link about pavers to
10 the Applicant today, so they haven't had a chance to review that yet. He referenced Page 21 and
11 shared the design guidelines for pavers.

12
13 Mr. Kipnis continued and identified a change on the exterior of the renderings. He highlighted the corner
14 balconies with the glass railings and stated, capping that is a metal roof structure (metal band with white
15 underneath). Before that was the cornice/limestone that visually didn't make sense. The only change on the
16 exterior is the upper canopy over the upper deck on each of the 3 sides. Lighting remains as approved;
17 nighttime rendering shows that well. Landscaping is the same with the addition of hydrangeas on the west
18 side. There will not be above-grade utilities. Everything is buried.

19
20 More PDC comments are.....

- 21 • Commissioner Ilnchak asked if the spaces on the roof are accessible to all residents. Mr. Kipnis said
22 these are only accessible to penthouse residents. If it were accessible to all, an elevator would be
23 required. In the event of a fire, the common stair that goes up could be used.
- 24 • Commissioner Nanus asked to identify where the bicycle parking is. Mr. Kipnis illustrated same.
- 25 • Chairperson Moore asked if that particular storage area also serves as extra storage for residential
26 units or only for bikes. Mr. Kipnis identified individual storage lockers and bike spaces.
- 27 • Commissioner Kerch said the added bulk created a larger variance which should be offset by a larger
28 public benefit. Chairperson Moore concurred. His suggestion is the brick pavers as an additional
29 public benefit. Chairperson Moore added that would be on the full sidewalk to match the full
30 sidewalk at McGovern House across the street. Director Fontane said the public benefit depends on
31 the impact of the relief. The technical change on the 6th story is larger but not actually visible.

32
33 Mr. Bernstein stated the additional bulk cannot be seen from the street. However, they are fine with
34 placing additional pavers along Central Avenue to match what's at McGovern House. That would be
35 offered as an additional public benefit.

36
37 Mr. Kipnis identified there is brick on the sidewalk and illustrated where that stops at McGovern
38 House.

39
40 Director Fontane and Chairperson Moore recommended stopping the brick at the same point on this
41 project as well.

- 42
43 • Commissioner Mantis has discomfort with the additional bulk. He wasn't crazy about it when first
44 proposed. Originally it was proposed the elevator would go all the way up, and only the 5th floor
45 residents would have access. It was lowered to cap out below the parapet. Now that there is
46 additional bulk on the 6th floor, it's a lot of relief. He is unsure if he is comfortable with more brick
47 pavers.

1
2 Chairperson Moore said the bulk can't be seen on the roof; however, it's there and is a step beyond
3 already-approved relief which doesn't make some Commissioners feel comfortable.
4

5 Director Fontane stated brick pavers have always been required for this project; City standards.
6 Guidance can be provided to the Applicant. Pavers are desired and a Public Benefit.
7

8 Mr. Kipnis gave the percentage of the additional square footage on the 6th floor which is 687.7 square
9 feet in total for outside dimensions. The square footage of stairs for each unit was 125-150 square
10 feet. That equates to 400 extra square feet (200 per unit).
11

12 Chairperson Moore asked if this is increased roughly by 200%. Mr. Kipnis said the usable square feet
13 in those rooms is not that large as there are mechanicals and a closet.
14

15 Mr. Bernstein said the additional space in the penthouse is for ADA accessibility. Mr. Kipnis said
16 before there were just stairs going up. Mr. Bernstein reminded that is not all usable space. He said,
17 due to the additional relief, they would increase the Public Benefit from \$15,000 to \$20,000 as the
18 brick pavers were a requirement all along.
19

- 20 • Commissioner Mantis asked where the mechanicals were in the original plan. Mr. Kipnis said on the
21 5th floor and perhaps on the 6th floor. Senior Planner Burhop said the interior mechanicals are not
22 shown on the original plan.
23

24 Mr. Kipnis advised there were no mechanicals in the doghouses. Every mechanical system has
25 condensers which are all on the roof (there's a set toward the front and a set toward the back).
26 Actual furnaces are in the units. In the duplexes, they are on the 5th floor and in the additional small
27 room on the 6th floor (mini splits).
28

29 Director Fontane reminded the equipment is screened by the parapet. Per code, sound cannot be an
30 issue up there. He suggested around those units a low-level screening wall be placed for sound
31 mitigation. Mr. Kipnis believes that is slated.
32

33 Chairperson Moore verified this is on the Conditions' list. Senior Planner Burhop said the bicycle
34 Condition is already contained in the Findings of Fact. Brick pavers are included in the design
35 guidelines but should still be a Condition noted on the plans. He added the increase in Public Benefit
36 on the Conditions.
37

- 38 • Commissioner Henry discussed the Condition for the screening of rooftop mechanicals.
39 • Chairperson Moore verified the rooftop square-foot increase is 266%. She asked if there is an
40 additional closet besides the one that can be repurposed as an elevator. Mr. Kipnis illustrated the
41 closets where mechanical equipment is and the elevator box for each penthouse unit.
42

43 Commissioner Kerch moved to adopt the Findings of Fact recommending approval for a Special Use Permit
44 in the Nature of a Final Plat Development for a Multi-Family Development at 734 Central Avenue including
45 Modifications to City Code and a Final Plat of Resubdivision with 3 Conditions:

46 *that the Petitioner demonstrate the rooftop mechanical equipment be screened behind the parapet and
47 provide acoustical screening to comply with Article 6 performance standards.

48 *depict brick-paver sidewalks as required for the downtown streetscape program on an updated plan.

1 *a Public Benefit of \$20,000 to the downtown streetscape improvement fund.

2
3 Commissioner Ihnchak seconded the motion.

4
5 Commissioner Mantis doesn't think \$20,000 is adequate for the increased relief; something larger is
6 appropriate like double the amount (from \$15,000 to \$30,000) since twice the amount of square footage is
7 requested for relief.

8
9 Director Fontane noted the volume of the height relief is the increased request – not the height.
10 Chairperson Moore reminded the extra bulk is not visible from the street.

11
12 Mr. Bernstein said, upon further review and to move this forward, they are willing to increase the Public
13 Benefit to \$25,000.

14
15 Director Fontane read the standard for the triggered relief.

16
17 Commissioner Kerch amended his motion to strike the \$20,000 Public Benefit and note an increase to
18 \$25,000 for a Public Benefit.

19
20 Commissioner Ihnchak accepted the Amendment.

21
22 On a roll call vote

23 Voting Yea	Chairperson Moore; Commissioners Ihnchak, Kerch, Mantis, & Nanus
24 Voting Nay:	Commissioner Henry

25
26 Chairperson Moore raised concern about setting a precedent for a large amount of variations/relief.

27
28 Corporation Counsel Martinez noted each parcel is unique, so there is no precedent. What works for one
29 parcel doesn't necessarily justify granting that on another parcel.

30
31 Director Fontane declared that the motion passed 5-1.

32
33 Commissioner Henry concurred with Corporation Counsel Martinez; though, expressed
34 attorneys/petitioners will remember what is granted to leverage a possible future case.

35
36 Director Fontane said similar parcels should be treated similarly in the same zoning district. While each
37 project should be considered on its own merits and context, what must be looked at are the particular facts
38 of the parcel in question. Staff does its best to advise Commissions.

39
40 Mr. Bernstein thanked everyone for their careful consideration tonight. He doesn't often bring up other
41 projects when presenting. He doesn't believe there's a danger of that happening. There are a lot of unique
42 properties which create unique situations in Highland Park.

43
44 Commissioner Kerch said this is a good-looking project on a difficult site. It will be a good addition to
45 Highland Park.

46
47 Commissioner Kerch moved to approve the Design Review for 734 Central Avenue. Commissioner Nanus
48 seconded the motion.

1
2 On a roll call vote
3 Voting Yea Chairperson Moore; Commissioners Henry, Ihnchak, Kerch, Mantis, & Nanus
4 Voting Nay: None
5

6 Director Fontane declared that the motion passed unanimously.
7

8 **OTHER BUSINESS**

9 1. Approving an Amended Resolution Setting The Schedule Of Regular Meetings Of The Plan And
10 Design Commission Of The City Of Highland Park for 2026

11 Senior Planner Burhop noted there was updated law from the State that there can't be a
12 municipal/government meeting when there's an election.
13

14 Commissioner Henry moved to adopt a State-Compliant Meeting Resolution. Commissioner Mantis
15 seconded the motion.
16

17 On a voice vote
18 Voting Yea Chairperson Moore; Commissioners Henry, Ihnchak, Kerch, Mantis, & Nanus
19 Voting Nay: None
20

21 Director Fontane declared that the motion passed unanimously.
22

23 2. Information Item: Administrative Design Review Update

24 There were no updates.
25

26 3. Next Regular Meeting – January 6, 2026

27 The next regular meeting will be January 6, 2026, in City Hall at 7 p.m.
28

29 4. Case Briefing

30 Director Fontane noted City Council approved/adopted:

- 31 • The Walton project. The Public Benefit was increased to \$25,000 to the Place of Remembrance.
- 32 • a minor lighting Amendment at Park Sheridan, 1950 Sheridan Road.
- 33 • a Special Use Permit for a PUD at 932-942 Deerfield Road
- 34 • the KIA dealership at 250 Skokie Valley Road
- 35 • the Mayor's appointment Schedule for Boards & Commissions. He noted Vice Chair Kerch will
36 become Chair & Commissioner Nanus will become Vice Chair of the PDC on January 1, 2026.
37

38 Chairperson Moore welcomed the two PDC Commissioners into their new roles. She looks forward to
39 working together as she will remain on the PDC.
40

41 Director Fontane said he appreciates Chairperson Moore's chairmanship and really enjoyed working with
42 her in the role of Chair and looks forward to working together in the role of Commissioner again. He
43 welcomed Commissioners Kerch & Nanus to Chair & Vice Chair, respectively.
44

45 Commissioner Kerch said he enjoys the people on the PDC, and he's learned so much even when he is
46 persuaded.
47

1 Director Fontane advised Commissioner Fettner was reappointed to a new term with the PDC.

2

3 **BUSINESS FROM THE PUBLIC**

4 There was no Business from the Public.

5

6 Senior Planner Burhop noted there may be a Special Meeting on January 13, 2026.

7

8 **ADJOURNMENT**

9 Commissioner Kerch moved to adjourn the meeting at 8:22 p.m. Commissioner Henry seconded the motion.

10

11 On a voice vote

12 Voting Yea Chairperson Moore; Commissioners Henry, Ihnchak, Kerch, Mantis & Nanus

13 Voting Nay: None

14

15 Chairperson Moore declared that the motion passed unanimously.

16

17 Respectfully Submitted,

18

19

20 Gale Cerabona

21 Recorder

22

23 **MINUTES OF A REGULAR MEETING ON NOVEMBER 4, 2025, WERE APPROVED WITHOUT CORRECTIONS.**

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

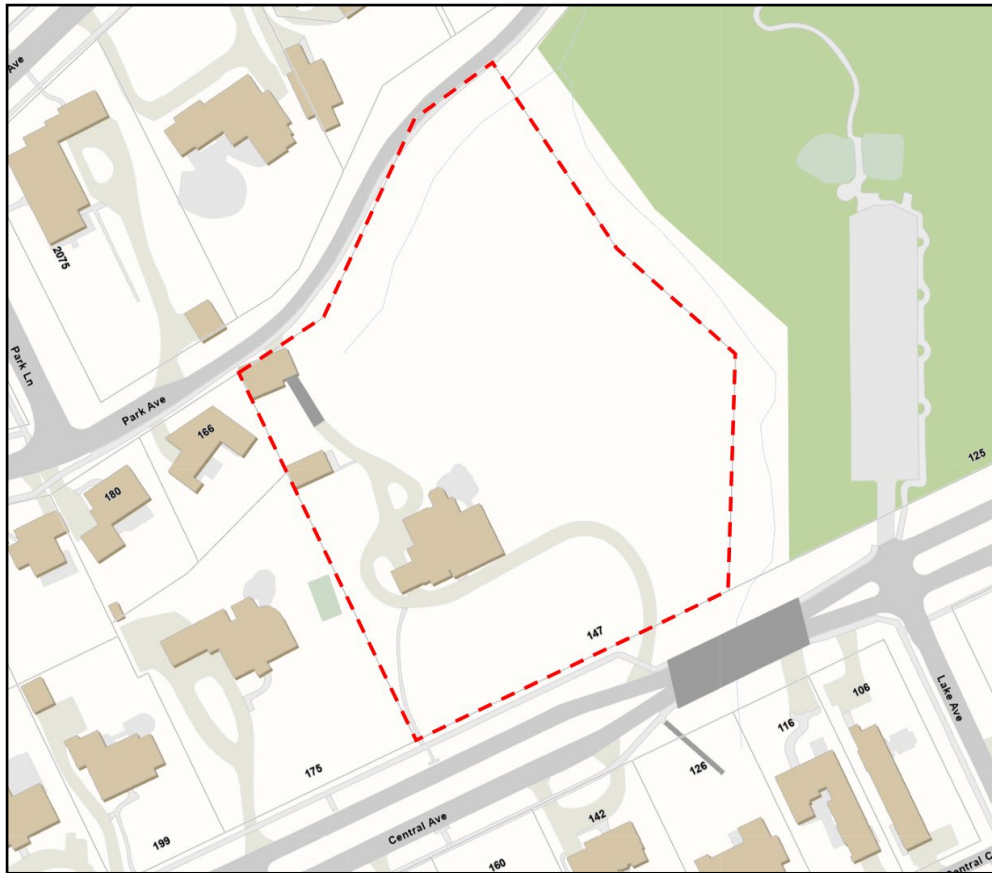
DATE REFERRED: For the January 6, 2026 Plan and Design Commission (“*Commission*”)

ORIGINATED BY: Community Development

SUBJECT: Consideration of a Planned Development and Plat of Subdivision with Variations for 147 Central Ave.

RECOMMENDATION:

Staff recommend the Commission consider the proposed Final Planned Development (“*PUD*”) and Plat of Re-Subdivision with one requested subdivision variation. The proposed plat of subdivision is attached as **Attachment 4**.



SUMMARY OF CONSIDERATION:

The property owner is the following:

- Atied Associates, LLC and Gale Rothner, as trustee, Greg Moyer authorized representative

The Petitioner:

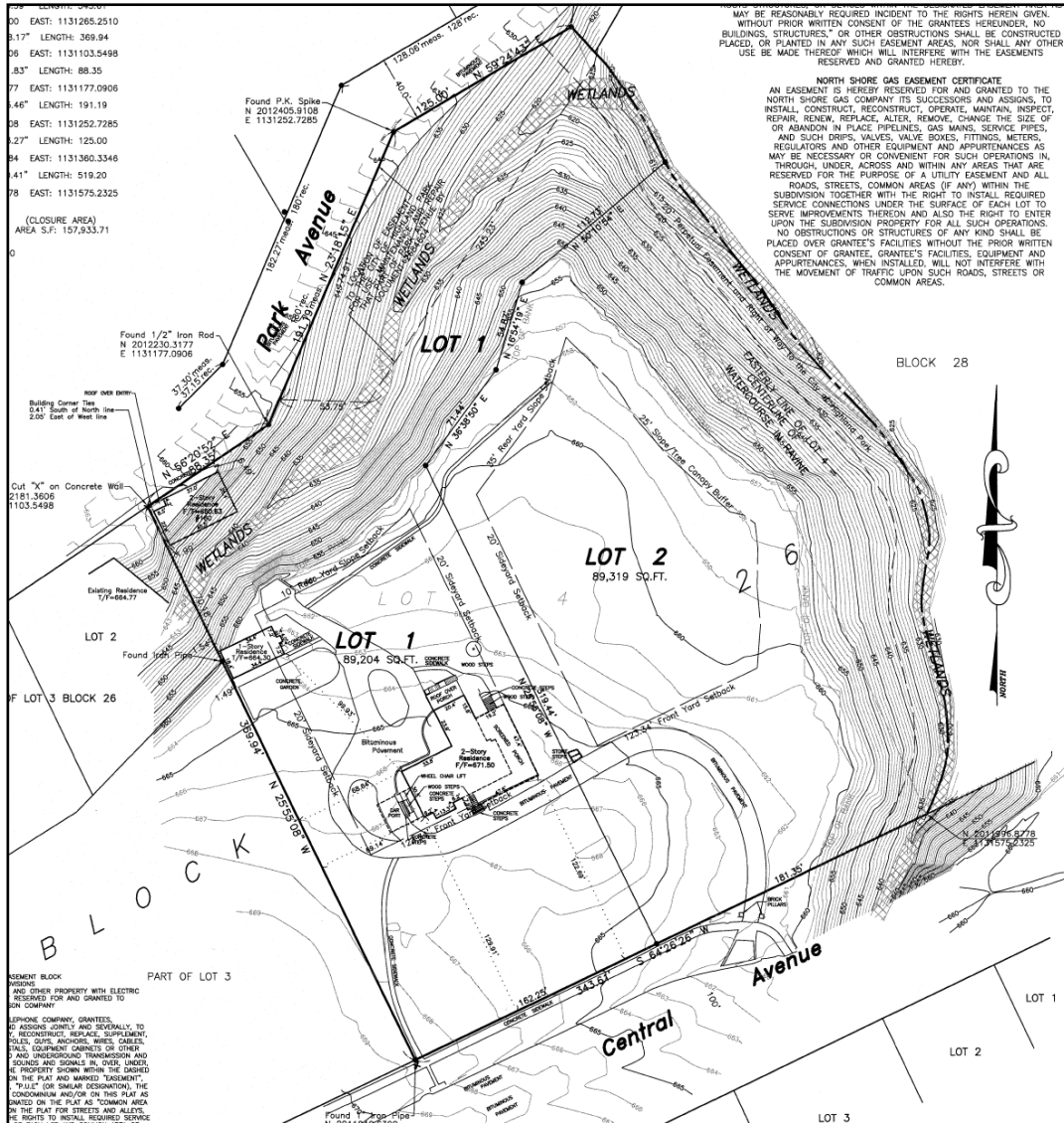
- Greg Moyer

The Subject Property is the following:

- 147 Central Avenue
- The property is currently one buildable lot,

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

- Two buildable lots are proposed (two separate and independent legal lots of record).
- The Subdivision proposes to split the current property into two buildable lots.



Proposed Re-subdivision.

- The proposed two lots will each meet the minimum lot area, lot depth, and lot width requirements of both the R4 Low to Moderate Density Residential District and Lake Front Density & Character Overlay Zone (LFOZ).
- The proposed two lots will each meet the established property width average per Section 151.004(A)(6).
- The proposed Lot 1 and Lot 2 will require a variation to the lot shape requirement, Section 151.004(A)(1), for creating a lot with more than 4 sides. Lot 1 will have roughly 6 sides and Lot 2 will have roughly 4 sides, however the lots follow the shape of the ravine creating additional sides requiring a variation request. Also, the lots do not meet at right angles and the existing lot has more than 4 sides.

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- Other comments:
 - The applicant plans on creating a new driveway entrance removing one of the street trees along Central Ave. Please see Forestry comments for further information on tree removal. Staff provided comments to use the existing driveway as a shared driveway in order to maintain the existing street trees.
 - There is an existing walkway that will cross over the lot line necessitating a variation request or must be removed prior to the creation of the subdivision.
 - Applicant to respond on whether they plan on burying utilities lines as required per Section 150.008(B)(7).

Section 151.004 Minimum Design Standards			
Standard	Requirement	Proposed	Notes
lot shape	4 sides	Over 4	Sub. Variation
lot depth	125'	~320	complies
zoning density	LFOZ 40,000 sq. ft.	89,204 SF & 89,312 SF	complies
zoning width	LFOZ 100'	162' & 180'	complies
creation of nonconformities	none allowed	sidewalk	Sub. Variation & Condition of Approval
tableland	20% or more	complies	complies
frontage on a public street	frontage required	Central & Park	complies
established property width average	average width of block	121'	complies
streets and alleys and pedestrian ways	ROW dedication not required		in review
other public access use areas and facilities	no comments from PW		in review
utility and drainage easements	new lots proposed	easements proposed	in review
lot-in-depth standards	not applicable	not applicable	noted
Other Review Notes:			
flood plain	none	no flood plain on property	noted
required infrastructure improvements	none		noted

The PDC is considering the application because the size of the property triggers the PUD requirement, Section 150.505(A)(1), as well as multiple variations are requested:
Section 151.009. – Variations and Exceptions:

“Variations from these regulations shall not be granted as a right. However, the Plan Commission may recommend and the City Council may grant variations from the regulations contained in this Subdivision Code in specific cases which do not affect the general plan or the spirit of the Subdivision Code. Such recommendations shall be communicated to the City Council in writing.”

A notice sign was placed on the Subject Property and property owners within 400’ of the subject property were noticed by certified US Mail, as required by the City Council for a Planned Development public hearing.

Variation Review:

The Applicant has requested a variation to Section 151.004(A)(1) which states thus:

“Lot shapes. Every lot shall have four sides. Exceptions may be approved when the applicant demonstrates that a four-sided lot is not feasible because of peculiar topographical conditions, abutting lots of record or abutting parcels, or pre-existing buildings not owned directly or indirectly by the applicant. A lot of other than four sides will not be approved if it appears that such lot has been so formed solely to comply with the minimum area, depth and width requirements of the Zoning Ordinance. As nearly as practicable, intersecting lot lines shall form right angles with each other.”

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

- The Applicant's proposal is compliant with the R4 and LFOZ bulk requirements. However, the proposed Lot 1, containing the existing home, will have roughly 6 sides exceeding the allowed 4 sides per the Subdivision Code therefore requiring a variation request. The proposed Lot 2 will have roughly 4 sides, however due to the steep slope zone the lot will not have 4 flat sides requiring a variation request.

Planned Development Review.

Section 150.520

- (B) – no development is proposed within the SSZ.
- (C) – This item will go before the Historic Preservation Commission on January 8, 2026, staff will provide comments for next PDC meeting. The HPC will also be reviewing the de-landmarking of the newly created lot.
- No new structures are being proposed as a part of this PUD
- The proposal is to create one additional lot for a single family home. By right construction of the single family will not require a PUD Minor Amendment.
- No Section 150 Zoning Code variations are being requested, therefore no Public Benefit is required. The applicant has stated they will make a \$2,500 donation to the City to help promote historic preservation in Highland Park.
- The applicant is requesting to waive the Fiscal Impact Study, Market Study, and Traffic Study

Zoning Review.

Lot 1, existing residence – R4 Low to Moderate Density

- Lot Area – 20,000 SF
 - 89,204 SF
- Front Yard – 40'
- Side Yard – Total Depth of all side yards must be a min. of 30% of Lot Width, and in no event shall any side yard be less than 12 feet.
 - Lot Width of Lot 1 is 162.5' – total side yard requirement 48.75'
- Rear Yard – 35' or 20% Lot Depth
 - Requirement 35'
- FAR – 15,340 SF
 - Applicant to verify compliance

Lot 2, new lot – R4 Low to Moderate Density

- Lot Area – 20,000 SF
 - 89,319 SF
- Front Yard – 40'
- Side Yard – Total Depth of all side yards must be a min. of 30% of Lot Width, and in no event shall any side yard be less than 12 feet.
 - Lot Width of Lot 2 is 261.88' – total side yard requirement 78.56'
- Rear Yard – 35' or 20% Lot Depth
 - Requirement 35'
- FAR – 15,352 SF

Lake Front Density & Character Overlay Zone

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- Minimum Area for Single-Family Residence - no subdivision of any lot in the LFOZ Overlay Zone shall create any new lot that has a minimum area for a single-family residence of less than 40,000 square feet
- Average Width - no subdivision of any lot in the LFOZ Overlay Zone shall create any new lot that has an average width of less than 100 feet.

Steep Slope Zone

Defined per Section 150.202 – “All land which lies between the bottom of a ravine steep slope and a line being farthest from the bottom of a ravine steep slope and ten (10) feet from the top edge of a ravine steep slope; and all land which lies between the bottom of a bluff steep slope and a line being farthest from the bottom of a bluff steep slope and forty (40) feet from the top edge of a bluff steep slope.”

- SSZ surrounding the property is ravine, therefore requiring a 10’ setback from the top edge of the ravine.

Lot Exhibit – **Attachment 3**

The lot exhibit submitted by the applicant has inconsistencies with the above Zoning/Setback review.

- Lot Area shown is different than Proposed Plat of Subdivision
- SSZ shown as 25’ on Lot 2
- Side Yard shown as 20’ and 30’ on the exhibit for Lot 1, but on the Plat of Subdivision the 30’ side yard is shown as 20’.

NEIGHBOR COMMENTS:

No written comments have been submitted.

City & Agency Review:

The City Planning, Building, Engineering, Police, Fire, and Forestry Divisions / Departments reviewed the plat, and Utility and other County or State Agencies also reviewed, and the following is a summary of comments:

1. Planning Comments: Zoning review is included within this memo.
2. Engineering Comments: Please see **Attachment 6**.
3. Forestry:
 - a. Heritage trees NOT highlighted in yellow (as described)
 - b. Potential removals on Lot 2 should be shown & notated as such, see **Attachment 5** for the submitted tree survey.
 - c. Should this PUD be approved, and the application proceed to the permitting phase of development, the applicant will be required to submit a TREE permit alongside the construction of the new driveway. As part of that application, Forestry staff will review and administer any fees/mitigation planting as required by Chapter 94 of Highland Park City code. The applicant will also need to provide a comprehensive Tree Preservation Plan to outline what measures will be taken to prevent unnecessary damage to Protected, Key, and Heritage trees.

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- d. Forestry staff will be looking for this plan to address how the applicant will be installing the new curb cut and driveway; while minimizing impacts to other trees in the vicinity. This includes private trees (#12, 13, & 35), Heritage tree (#8), as well as public-owned parkway trees along Central Ave. In particular, the proposed driveway apron is within the critical root zone of trees 154 & 152. This will need to be addressed as part of the preservation plan, or the trees should be included in the proposed removals; as their condition is likely to decline with significant excavation in the area.
4. North Shore Gas, Comcast, AT&T, and COMED: No Comment.
 5. North Shore Water Reclamation District: In Review.
 6. IDNR: In Review.
 7. Lake County SMC:
 - a. The topo exhibit identifies wetlands/waters, but the source of this information is not cited. It is unclear whether these boundaries are based on an on-site delineation performed by (or under the supervision of) a Lake County Certified Wetland Specialist (CWS) as required by Watershed Development Ordinance (WDO) §1000. Please provide a copy of the wetland report by a CWS documenting the wetland/ravine boundary shown on the plat for our file records – if such is available.
 - b. Subdivision constitutes “development” under WDO §300 and therefore requires a Watershed Development Permit, with the City of Highland Park as the permitting authority and SMC reviewing wetland compliance. The proposed plat shows wetlands but does not reflect the associated buffers or restrictions to ensure long-term protection. These elements must be clearly defined.
 - i. A Letter of No Wetland Impact (LONI) may be submitted in lieu of a full wetland report to confirm that buffer areas adequately protect onsite and adjacent aquatic resources. SMC estimates drainage areas of less than 5 acres for the north ravine and greater than 20 acres for the east ravine.
 - ii. The applicant should provide draft restrictive language for the wetland and buffer areas for SMC review. SMC can provide example language upon request.
 - c. SMC will need to review future development plans for the new lot (and any modifications affecting the existing lot near the wetland) to evaluate potential wetland impacts. If construction limits are clearly outside the wetland, SMC can issue a Letter of No Impact (LONI), if required by the City per WDO §1003.

REQUEST FOR PLAN AND DESIGN COMMISSION ACTION

Comments from City entities and outside agencies are only for the proposed subdivision. Future construction / development, such as for a new home, must comply with all relevant local, county, state, and federal requirements.

CONDITIONS FOR PLAT CONSIDERATIONS:

Standards conditions of approval are recommended, only (as are standard on all resolutions for plats).

ADDITIONAL CODE DEFINITIONS:

Section 151.010(B):

“Bonded Improvements. Privately owned improvements (e.g., retention ponds and other improvements which the City Engineer determines are nevertheless necessary for the public good and all public improvements.”

“Minor Subdivision’ Any subdivision which does not involve the installation and/or construction of bonded improvements.”

Per Section 151.008(B)(7) - Except as otherwise provided, all utility distribution lines for telephone, gas, electric, telecommunications, internet, or cable television services (collectively referred to in this Section as "Utility Lines") to be newly installed, or to be reinstalled from existing overhead facilities, shall be placed underground within easements or dedicated public rights-of-way. Specifically, and without limitation of the foregoing, all overhead Utility Lines located on property that is the subject of an application for subdivision approval pursuant to this Subdivision Code, or on a public right-of-way adjacent to such property, shall, as a condition of such subdivision approval, be placed underground within a dedicated easement or a public right-of-way. No Utility Lines shall be constructed within a storm or sanitary sewer easement, except for crossings, without the advance written approval of the City Engineer.

Ravine Park Subdivision

Applicant: Greg Moyer
1550 Hawthorne Lane, Highland Park, IL 60035
(773) 230-1081
gmoyer@moyerproperties.com

LOCATION OF PROPERTY

147 Central is a single-family home located in east Highland Park.

STATEMENT OF OWNERSHIP

The title holder is the fee simple owner of the property.

ZONING STATEMENT

147 Central is located in the R-4 LFOZ zoning district. The properties to the east, north south and west are also located in R-4 LFOZ zoning district.

STATEMENT OF OBJECTIVES

147 Central is also known as the Field House. 147 Central is a substantial property situated adjacent to a ravine, encompassing more than four acres of land. It was the home of Highland Park's second mayor, Cornelius Field, and is believed to be the oldest residence in Highland Park. In addition to being mayor, Cornelius Field was a director of the Highland Park Building Company, and he built this home for himself in 1875. In 1985, the existing home was designated as landmark by the City of Highland Park. In the landmark application, the stated reason for the landmarking was due to the "eastern section Gothic Cottage, abutting it on the west is two story wing – second story contained within Mansard roof". The property has been altered over the years, and it has been vacant for over 5 years. The current owners have been marketing the unsubdivided home and property for sale, without success, for over a year.

In order to preserve the existing landmarked home, the applicant desires to subdivide the property into two very large lots. One containing the historic landmarked home and the second, the non-historical/landmark vacant area. This subdivision will allow the owner to properly market the home to allow a buyer the ability to purchase the landmark home while embracing the historical significance at a fair price. The two lots created by this subdivision are both very large and double the minimum lot size for R-4 LFOZ, however, each will contain more than four (4) sides. Due to the ravine location, it is impossible to create two lots with only four sides at this location. Thus, to subdivide, one variation is required to allow lots of more than 4 sides.

Pursuant to the Subdivision Code, the Plan and Design Commission may recommend, and the City Council may grant variations so long as the variation does not affect the general plan or the spirit of the Subdivision Code (Section 151.009). The intent

and purpose of the regulation set forth in the Subdivision Code is, in part, to protect neighborhood character and to provide quality neighborhoods by requiring minimum lot widths, depths and areas (Section 151.002(D)). In this case, the existing lot contains more than 4 sides, as will the newly created lots. It is important to note that many homes in this area, including 147 Central, have more than 4 sides, as these lots meander around the ravine.

The newly subdivided lots comport well with the neighborhood and preserve the neighborhood character. The existing landmarked home will remain untouched and preserved for generations to come. Furthermore, the newly created lots comply with the regulations by meeting the minimum lot width, depth and area in the zoning district. Thus, the application herein meets the standards for a variation set forth in the Subdivision Code and but for the one issue, no variation will be required or needed. In sum, the proposed subdivided lots do not affect the general plan and are consistent with the spirit of the Subdivision Code. Thank you for considering this application.

STATEMENT OF MODIFICATION OF ZONING DISTRICT STANDARDS.

To create lots that contain more than four (4) sides.

OPEN SPACE STATEMENT

The proposed development will have an excess of open space.

WAIVERS

The applicant hereby requests, pursuant to Section 150.525(E) of the Code, that the Director waive the submission of the following:

1. Fiscal Impact Study
2. Market Study.

STATEMENT OF PUBLIC BENEFIT

The applicant will make a donation in the amount of \$2,500 to the City to help promote historical preservation in Highland Park

AFFORDABLE HOUSING STATEMENT

n/a.

SUMMARY

As set forth above, the proposal is consistent with the City's Master Plan. The proposed project will satisfy all of the required standards of the Code, including but not limited to the following:

- The planned development will not be detrimental to or endanger the public health, safety, morals, comfort and general welfare of the community.
- Its location will be in harmony and consistent with the orderly development of the zoning district.
- It will have no adverse impact on other property in the immediate vicinity nor will diminish or impair the value of the neighboring property.
- Adequate utilities, driveways, drainage and other necessary facilities will be provided.
- Finally, a genuine public benefit is provided so that the entire community can enjoy this project.

We respectfully request that you consider this proposal.

December 10, 2025

CITY OF HIGHLAND PARK
Subdivision Application
Letter of Situation
Dated: October 7, 2025

RE: 147 Central Avenue Subdivision in Highland Park

TO: Plan Commission and City Council

147 Central is also known as the Field House. 147 Central is a substantial property situated adjacent to a ravine, encompassing more than four acres of land. It was the home of Highland Park's second mayor, Cornelius Field, and is believed to be the oldest residence in Highland Park. In addition to being mayor, Cornelius Field was a director of the Highland Park Building Company, and he built this home for himself in 1875. In 1985, the existing home was designated as landmark by the City of Highland Park. In the landmark application, the stated reason for the landmarking was due to the "eastern section Gothic Cottage, abutting it on the west is two story wing – second story contained within Mansard roof". The property has been altered over the years, and it has been vacant for over 5 years. The current owners have been marketing the unsubdivided home and property for sale, without success, for over a year.

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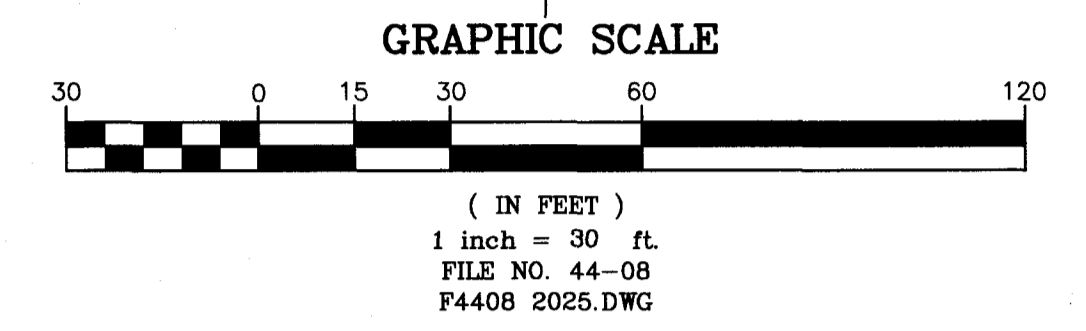
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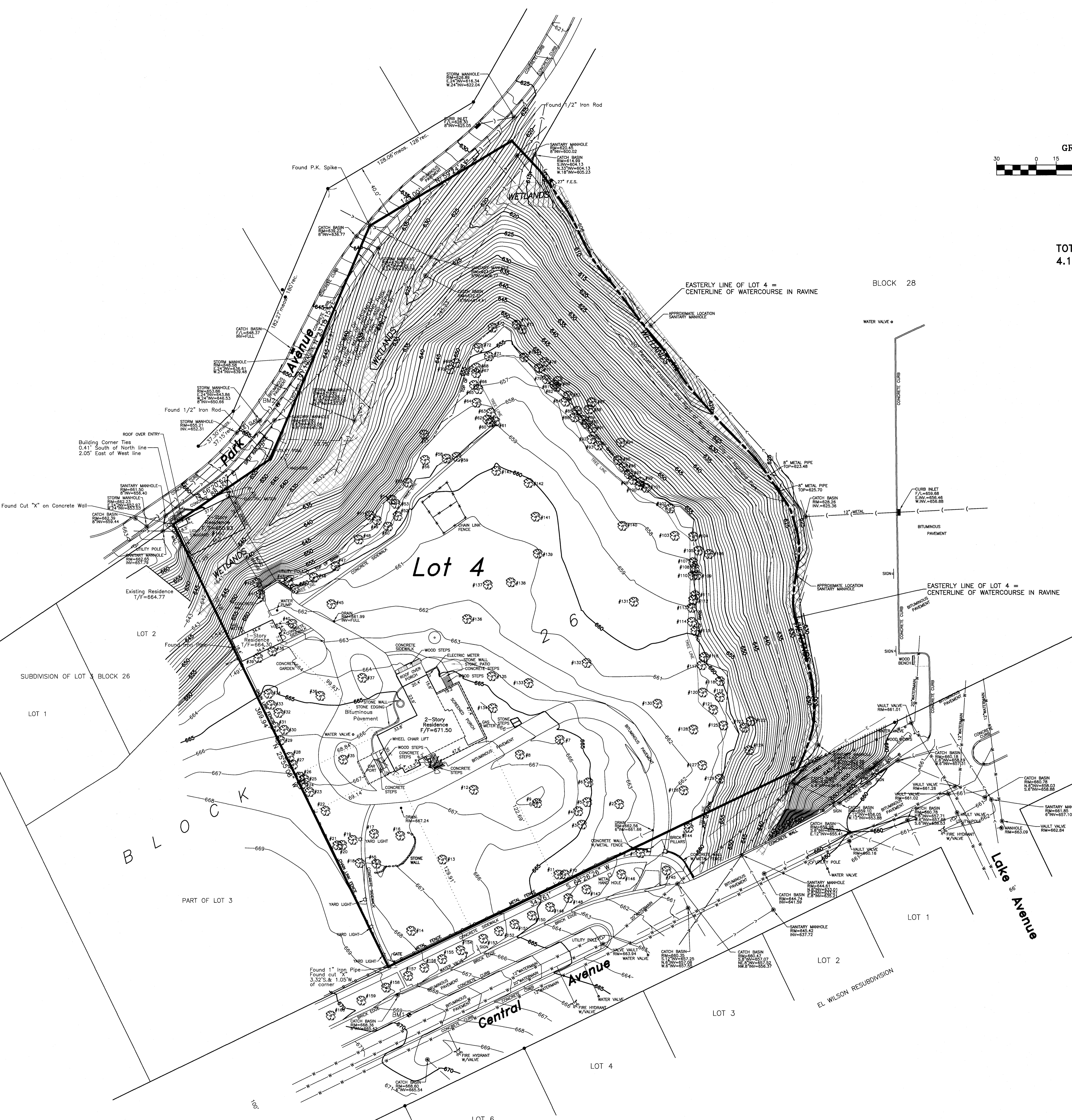
PLAT OF SURVEY

OF
 LOT 4 IN BLOCK 26 IN HIGHLAND PARK; BEING A SUBDIVISION OF
 FRACTIONAL SECTIONS 23 AND 24 AND PART OF FRACTIONAL SECTION 14,
 TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869 IN BOOK "A"
 OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
 147 CENTRAL AVENUE, HIGHLAND PARK, IL
 PARCEL AREA = 178,536 S.F.
 (4.10 ACRES)
 PIN: 16-23-210-002



TOTAL AREA:
 4.10 Acres



STATE OF ILLINOIS
 COUNTY OF LAKE S.S.

I, **BRYAN J. LEE**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 12TH DAY OF JUNE, A.D. 20 08.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
 MY LICENSE EXPIRES 11-30-26
 PROFESSIONAL DESIGN FIRM NO. 184-002732

ADD ADDITIONAL TREES 09-26-2025 B.J.L.
 UPDATE TREE TAG #'S 09-09-2025 B.J.L.
 SURVEY UPDATED 11-12-09 B.J.L.

BENCHMARK:
 CITY OF HIGHLAND PARK BENCHMARK
 PROJECT NO. 017602
 MONUMENT NO. BM#22
 CONCRETE MONUMENT ALONG THE NORTH SIDE OF ELM PLACE EAST OF SHERIDAN ROAD.
 ELEVATION=681.12

SITE BENCHMARK 1:
 CUT CROSS ON CONCRETE CURB AT MERDAIN ACROSS FROM THE SOUTHWEST CORNER.
 ELEVATION=669.64

SITE BENCHMARK 2:
 CUT CROSS ON CONCRETE SIDEWALK ALONG PARK AVENUE.
 ELEVATION=652.65

NOTE:
 EXISTING UTILITY INFORMATION TAKEN FROM VILLAGE OF HIGHLAND PARK UTILITY MAPS.

FIELDWORK COMPLETED: 09-24-2025
 CLIENT NAME: Rovine Park Partners, LLC
 ADDRESS: 413 N. Carpenter Street, Suite 1E
Chicago, IL 60642

NOTES:
 PLAT IS VOID IF THE IMPRESSED SURVEYOR'S SEAL DOES NOT APPEAR. ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT OR FROM A RECORDED DOCUMENT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYORS
 1015 N. CORPORATE CIRCLE, SUITE C
 GRAYSLAKE, ILLINOIS 60030
 PHONE: 847-223-0914 FAX: 847-223-0980

Existing Tree Inventory
Heritage Trees in Highlighted Yellow

Tree #	DBH	Species	Condition	Comments
1	29	White Oak	5	large mushrooms along trunk, large deadwood
2	21	Red Maple	2	
3	5.2,4	White Birch	3	
4	3.5	White Birch	2	
5	5.4,7	White Birch	3	Large crack, trunk damage in 4" lead
6	4.5	White Birch	3	
7	19	White Oak	2	
8	27	Red Oak	2	Heavy decay in large main with light
9	22	Downy Woodpecker	1	
10	7	Conkspur Hawthorn	2	
11	9	Conkspur Hawthorn	2	
12	39	Hackberry	2	
13	18	Red Maple	3	
14	16	Kilbuck	1	
15	12	Sugar Maple	2	
16	18	Sugar Maple	4	dead top, heavy scale damage
17	26, 14, 28	Silver Maple	4	heavy decay at union and large cavities on multiple large stems
18	9	Sugar Maple	4	60% deadback
19	8	Sugar Maple	2	
20	9	Sugar Maple	2	
21	8	Sugar Maple	2	
22	9	Sugar Maple	2	
23	11	Sugar Maple	2	
24	7	Sugar Maple	2	
25	9	Sugar Maple	2	
26	7	Sugar Maple	2	
27	8	Sugar Maple	3	
28	8	Sugar Maple	2	
29	10	Sugar Maple	2	
30	14	Sugar Maple	3	
31	6	Sugar Maple	4	40% deadback
32	11	Sugar Maple	4	50% deadback
33	9	Sugar Maple	4	30% deadback
34	1/12 1900	Sugar Maple	2	
35	31	Silver Maple	4	30% deadback
36	25 at base	Silver Maple	2	
37	18	Norway Spruce	3	
38	22	Norway Spruce	2	
39	18	Norway Spruce	2	
40	9	Magnolia	1	
41	23	Norway Maple	2	
42	15	Norway Maple	2	
43	15	Norway Maple	1	
44	7	Horseshoevine	2	
45	12 at base	Magnolia	2	
46	11	Magnolia	4	
47	14, 18	Norway Maple	2	
48	24	Norway Maple	2	
49	9	Sugar Maple	2	
50	8	Sugar Maple	3	
51	14	Basswood	4	
52	14	Sugar Maple	2	
53	7	Sugar Maple	2	
54	15	Sugar Maple	2	
55	11	Norway Maple	2	
56	13	Norway Maple	2	
57	7	Hophornbeam	2	
58	10	Norway Maple	2	
59	13	Norway Maple	2	
60	9	Norway Maple	2	
61	8	Norway Maple	2	
62	7	Norway Maple	2	
63	8	Norway Maple	2	
64	9	Sugar Maple	4	
65	10	Sugar Maple	4	
66	6	Sugar Maple	2	
67	9	Sugar Maple	2	
68	7	Sugar Maple	3	
69	7	Hophornbeam	2	
70	24	Sugar Maple	4	
71	10	Sugar Maple	2	
72	7	Sugar Maple	3	
73	15	Sugar Maple	2	
74	13	Norway Maple	2	
75	13	Basswood	2	
76	18	Red Oak	2	
77	25	Red Oak	1	
78	8	Basswood	3	
79	16	Red Oak	2	
80	10	Sugar Maple	2	
81	7	Sugar Maple	2	
82	10	Sugar Maple	2	
83	9	Sugar Maple	2	
84	30	N. Pin Oak	2	
85	14	Ash	5	dead

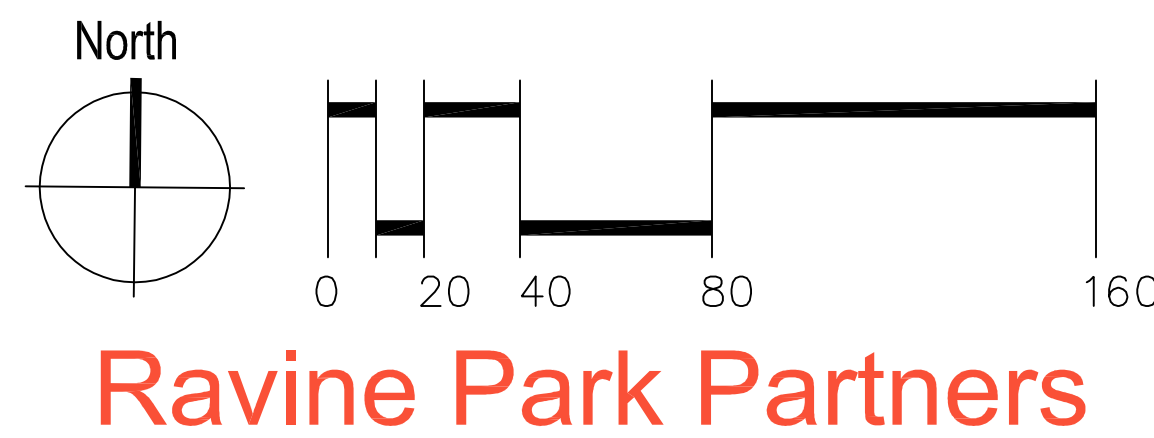
86	15	Ash	5	dead, possibly weeping form
87	9, 10	Basswood	2	Large cavity on trunk
88	11	Basswood	2	
89	10	Red Oak	2	
90	19	Ash	2	
91	8	Basswood	2	Split in middle of trunk
92	7	Sugar Maple	2	
93	8,9	Red Oak	4	Heavy lean, 30% deadback
94	19	Basswood	2	Large cavity at base
95	9	Sugar Maple	5	Dead and leaning, hung up next to Tree #84
96	8	Sugar Maple	2	
97	6	Sugar Maple	2	
98	10	Sugar Maple	2	
99	7	Sugar Maple	2	
100	11	Sugar Maple	2	
101	11	Sugar Maple	2	
102	13	Malberry	2	
103	10 at base	Red Oak	3	
104	11	Norway Maple	2	
105	10	Norway Maple	2	
106	21	Norway Maple	2	
107	9	Hackberry	2	
108	7	Black Cherry	4	50% deadback
109	8	Sugar Maple	3	
110	7	Ash	4	60% deadback
111	17	Elm	4	50% deadback
112	7	Sugar Maple	2	
113	11	Sugar Maple	3	
114	8	Sugar Maple	2	
115	14	Sugar Maple	2	
116	13	Sugar Maple	2	
117	13	Red Oak	2	
118	8	Norway Maple	2	
119	12	Sugar Maple	3	
120	10	Norway Maple	2	
121	8	Red Oak	2	
122	17	Norway Maple	4	30% deadback
123	8	Norway Maple	2	
124	11	Norway Maple	2	
125	23	White Oak	5	dead and hollow
126	7	Cornelian-Cherry Dogwood	3	
127	15	Norway Maple	2	
128	20	Red Maple	2	
129	11	Sugar Maple	3	
130	21	Honey Locust	3	
131	33	Silver Maple	3	
132	23	Honey Locust	2	
133	24	Honey Locust	2	
134	19	Norway Maple	2	
135	16	Red Maple	1	
136	24	N. Pin Oak	2	
137	19	N. Pin Oak	3	
138	25	Honey Locust	2	
139	26	Honey Locust	2	
140	13	Callery Pear	3	
141	17	Sugar Maple	2	Large cavity on main lead
142	15	Norway Maple	3	Individual cavity on roof flare
143	20	Silver Maple	3	Large cavity on branch
144	2	Hybrid Elm	2	dead most of canopy
145	2	American Hophornbeam	2	
146	4	Bald Cypress	1	
147	14	Sugar Maple	2	
148	10	Sugar Maple	2	
149	13	Sugar Maple	2	
150	9	Sugar Maple	2	
151	11	Sugar Maple	2	
152	11	Sugar Maple	2	
153	2	Honey Locust	2	
154	13	Sugar Maple	2	
155	13	Sugar Maple	2	
156	8	Sugar Maple	2	
157	11	Sugar Maple	2	
158	4	Freeman Maple	3	spaced, heavy lean, growth only on outside of the tree



View looking West Along Central Avenue



View looking East Along Park Avenue



Ravine Park Partners

SF Lotting Plan
147 Central
Highland Park, Illinois



Date: September 29, 2025

BSBDESIGN.COM

RAVINE PARK SUBDIVISION

BEING A RESUBDIVISION
of

LOT 4 IN BLOCK 26 IN HIGHLAND PARK; BEING A SUBDIVISION OF FRACTIONAL SECTIONS 23 AND 24 AND PART OF FRACTIONAL SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869 IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
147 CENTRAL AVENUE, HIGHLAND PARK, IL
PARCEL AREA = 178,536 S.F.
(4.10 ACRES)
PIN: 16-23-210-002

RETURN AFTER RECORDING TO:
CITY OF HIGHLAND PARK
1150 HALF DAY ROAD - 2nd FLOOR
HIGHLAND PARK, ILLINOIS 60035

EASEMENT PROVISIONS
EASEMENTS DESIGNATED FOR UNDERGROUND AND SURFACE TELECOMMUNICATIONS, PUBLIC UTILITIES, AND DRAINAGE FACILITIES ARE HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK, AND THE PROVIDERS OF TELECOMMUNICATIONS AND PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF INSTALLING, EXTENDING, CONSTRUCTING, REPAIRING, MAINTAINING, RECONSTRUCTING, AND OPERATING SUCH TELECOMMUNICATIONS, PUBLIC UTILITIES AND SANITARY AND STORM SEWER FACILITIES AND RELATED APPURTENANCES, IN UNDER, ACROSS, ALONG AND UPON, THE SO DESIGNATED EASEMENT AREA IN ORDER TO SERVE ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER REAL PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO.

THIS GRANT OF EASEMENT SHALL INCLUDE THE RIGHT OF THE GRANTEE TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT, WITHOUT LIABILITY, TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT AREA AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE HEREUNDER, NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED PLACED, OR PLANTED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

NORTH SHORE GAS EASEMENT CERTIFICATE
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTH SHORE GAS COMPANY ITS SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE PIPELINES, GAS MAINS, SERVICE PIPES, AND SUCH DRIPS, VALVES, VALVE BOXES, FITTINGS, METERS, REGULATORS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS IN, THROUGH, UNDER, ACROSS AND WITHIN ANY AREAS THAT ARE RESERVED FOR THE PURPOSE OF A UTILITY EASEMENT AND ALL ROADS, STREETS, COMMON AREAS (IF ANY) WITHIN THE SUBDIVISION TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON AND ALSO THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH OPERATIONS. NO OBSTRUCTIONS OR STRUCTURES OF ANY KIND SHALL BE PLACED OVER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, GRANTEE'S FACILITIES, EQUIPMENT AND APPURTENANCES, WHEN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS OR COMMON AREAS.

**** OWNERS CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS OWNERS HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED, CONSOLIDATED, STAKED AND PLATTED AS SHOWN HEREON FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, A.D. 20____.

BY: _____
ADDRESS: _____

**** NOTARY CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS PLAT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AS PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, A.D. 20____, AT _____, ILLINOIS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT _____, AS OWNER OF THE PROPERTY DESCRIBED AS _____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT ON WHICH EACH OF THE FOLLOWING LOT LIES.

SIGNATURE OF OWNER _____

LOT NUMBER(S)	ELEMENTARY	HIGH SCHOOL
1 & 2	112	113

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ OWNER OF THE PROPERTY COMMONLY KNOWN AS _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

**** SURVEYORS CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY: LOT 4 IN BLOCK 26 IN HIGHLAND PARK; BEING A SUBDIVISION OF FRACTIONAL SECTIONS 23 AND 24 AND PART OF FRACTIONAL SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869 IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

AS SHOWN BY THE SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE PROPERTY AS DESCRIBED ON THE CONSOLIDATION PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS.

BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X") AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17097C0283L, EFFECTIVE DATE: OCTOBER 5, 2023.

I FURTHER CERTIFY THAT MONUMENTATION HAS BEEN PLACED AT ALL LOT CORNERS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

DATED IN GRAYSLAKE, ILLINOIS, THIS 27th DAY OF _____, OCTOBER A.D. 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

**** COUNTY CLERK CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS. THIS _____ DAY OF _____, A.D. 20____.

LAKE COUNTY CLERK _____

**** CITY CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

ATTEST: _____ CITY CLERK BY: _____ MAYOR

**** CITY COLLECTOR CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, CITY COLLECTOR FOR THE CITY OF HIGHLAND PARK, FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE PROPERTY INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____, A.D. 20____.

CITY COLLECTOR _____
CITY OF HIGHLAND PARK

**** CITY ENGINEER CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER _____

**** PLAN & DESIGN COMMISSION CERTIFICATE ****
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

RECOMMENDED FOR APPROVAL BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, AT A MEETING, HELD THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____ CHAIRMAN

ATTEST: _____ SECRETARY

PLAT SUBMITTED BY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THE PERSON LISTED IN THE FOLLOWING NOTE IS HEREBY GRANTED PERMISSION TO RECORD THIS PLAT ON BEHALF OF BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR.

SIGNED: ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: _____

ADDRESS: _____

CITY: _____

STATE/ZIP: _____

DATE: _____

FIELDWORK COMPLETED: 09-24-2025
CLIENT NAME: Ravine Park Partners, LLC
ADDRESS: 413 N. Carpenter Street, Suite 1E
Chicago, IL 60642

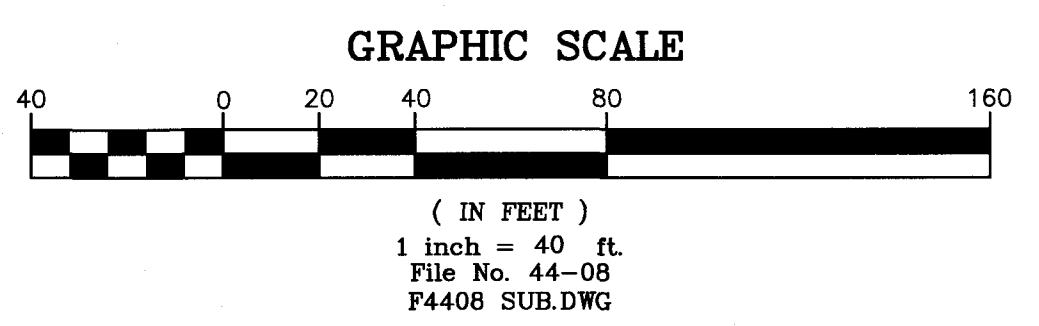
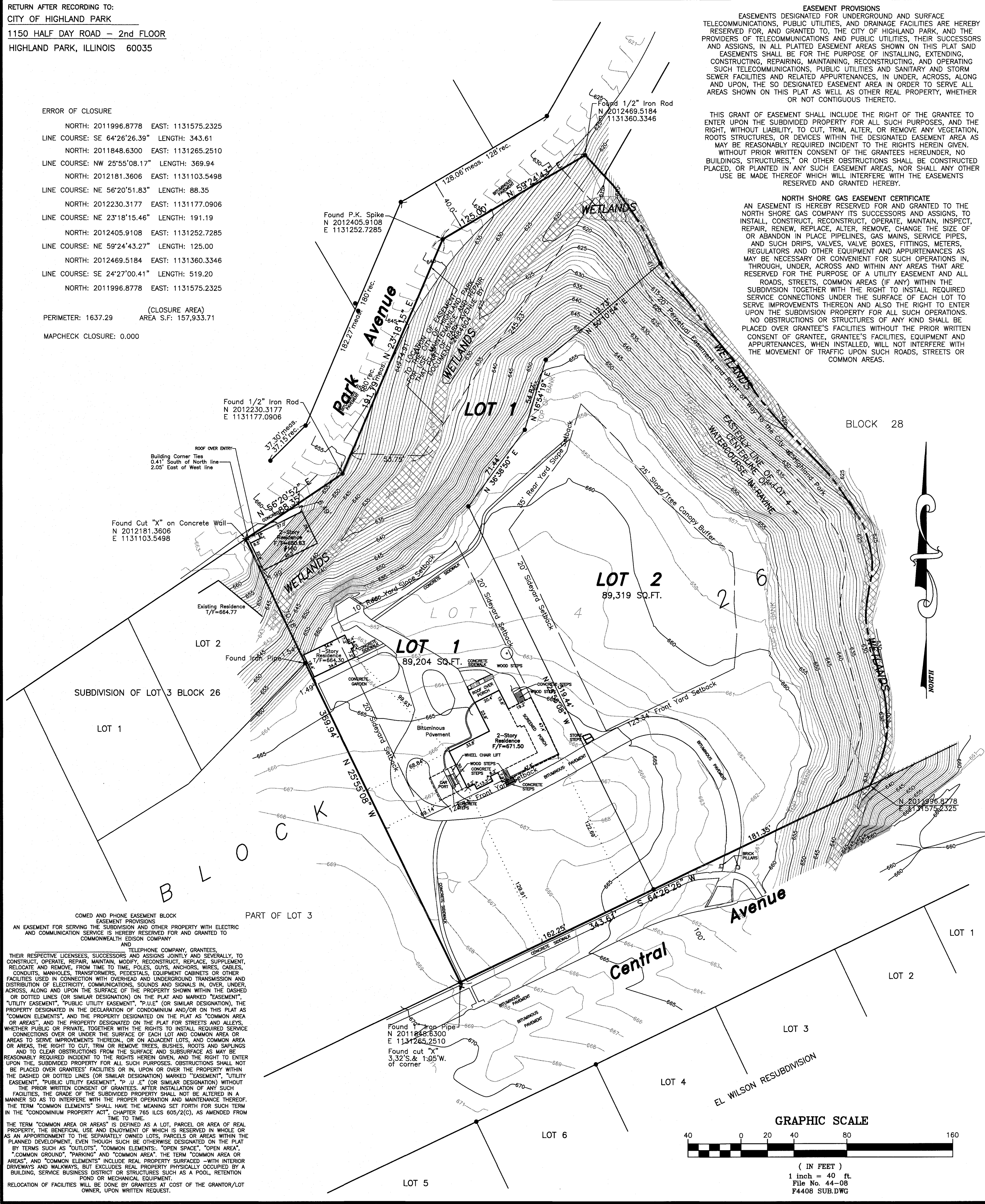
NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

ERROR OF CLOSURE
NORTH: 2011996.8778 EAST: 1131575.2325
LINE COURSE: SE 64°26'26.39" LENGTH: 343.61
NORTH: 2011848.6300 EAST: 1131265.2510
LINE COURSE: NW 25°55'08.17" LENGTH: 369.94
NORTH: 2012181.3606 EAST: 1131103.5498
LINE COURSE: NE 56°20'51.83" LENGTH: 88.35
NORTH: 2012230.3177 EAST: 1131177.0906
LINE COURSE: NE 23°18'15.46" LENGTH: 191.19
NORTH: 2012405.9108 EAST: 1131252.7285
LINE COURSE: NE 59°24'43.27" LENGTH: 125.00
NORTH: 2012469.5184 EAST: 1131360.3346
LINE COURSE: SE 24°27'00.41" LENGTH: 519.20
NORTH: 2011996.8778 EAST: 1131575.2325

(CLOSURE AREA)
PERIMETER: 1637.29 AREA S.F: 157,933.71
MAPCHECK CLOSURE: 0.000



COMED AND PHONE EASEMENT BLOCK EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND TELEPHONE COMPANY, GRANTEEES. THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUTS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS, AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. THIS EASEMENT SHALL BE IN FULL FORCE AND EFFECT FROM THE DATE OF RECORDING OF THIS PLAT AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

Existing Tree Inventory
Heritage Trees in Highlighted Yellow

Tree #	DBH	Species	Condition	Comments
1	29	White Oak	5	large mushrooms along trunk, large deadwood
2	21	Red Maple	2	
3	5.2,4	White Birch	3	
4	3.5	White Birch	2	
5	5.4,7	White Birch	3	Large crack, trunk damage in 4" lead
6	4.5	White Birch	3	
7	19	White Oak	2	
8	27	Red Oak	2	Heavy decay in large main with light
9	23	Downy Woodpecker	1	
10	7	Conkspur Hawthorn	2	
11	9	Conkspur Hawthorn	2	
12	39	Hackberry	2	
13	18	Red Maple	3	
14	16	Kilbuck	1	
15	12	Sugar Maple	2	
16	18	Sugar Maple	4	dead top, heavy shade damage
17	26, 14, 28	Silver Maple	4	heavy decay at union and large cavities on multiple large stems
18	9	Sugar Maple	4	60% deadback
19	8	Sugar Maple	2	
20	9	Sugar Maple	2	
21	8	Sugar Maple	2	
22	9	Sugar Maple	2	
23	11	Sugar Maple	2	
24	7	Sugar Maple	2	
25	9	Sugar Maple	2	
26	7	Sugar Maple	2	
27	8	Sugar Maple	3	
28	8	Sugar Maple	2	
29	10	Sugar Maple	2	
30	14	Sugar Maple	3	
31	6	Sugar Maple	4	40% deadback
32	11	Sugar Maple	4	50% deadback
33	9	Sugar Maple	4	30% deadback
34	1/12 1900	Sugar Maple	2	
35	31	Silver Maple	4	30% deadback
36	25 at base	Silver Maple	2	
37	18	Norway Spruce	3	
38	22	Norway Spruce	2	
39	18	Norway Spruce	2	
40	9	Magnolia	1	dead and hollow
41	23	Norway Maple	2	
42	15	Norway Maple	2	
43	15	Norway Maple	1	
44	7	Horseshoevine	2	
45	12 at base	Magnolia	2	
46	11	Magnolia	4	
47	14, 18	Norway Maple	2	
48	24	Norway Maple	2	
49	9	Sugar Maple	2	
50	8	Sugar Maple	3	
51	14	Basswood	4	
52	14	Sugar Maple	2	
53	7	Sugar Maple	2	
54	15	Sugar Maple	2	
55	11	Norway Maple	2	
56	13	Norway Maple	2	Large cavity on main lead
57	7	Hophornbeam	2	Individual cavity on roof flare
58	10	Norway Maple	2	Large cavity on branch
59	13	Norway Maple	2	dead most part way tree
60	9	Norway Maple	2	
61	8	Norway Maple	2	
62	7	Norway Maple	2	
63	8	Norway Maple	2	
64	9	Sugar Maple	4	
65	10	Sugar Maple	4	
66	6	Sugar Maple	2	
67	9	Sugar Maple	2	
68	7	Sugar Maple	3	
69	7	Hophornbeam	2	
70	24	Sugar Maple	4	
71	10	Sugar Maple	2	
72	7	Sugar Maple	3	
73	15	Sugar Maple	2	
74	13	Norway Maple	2	
75	13	Basswood	2	
76	18	Red Oak	2	
77	25	Red Oak	1	
78	8	Basswood	3	
79	16	Red Oak	2	
80	10	Sugar Maple	2	
81	7	Sugar Maple	2	
82	10	Sugar Maple	2	
83	9	Sugar Maple	2	
84	30	N. Pin Oak	2	
85	14	Ash	5	dead

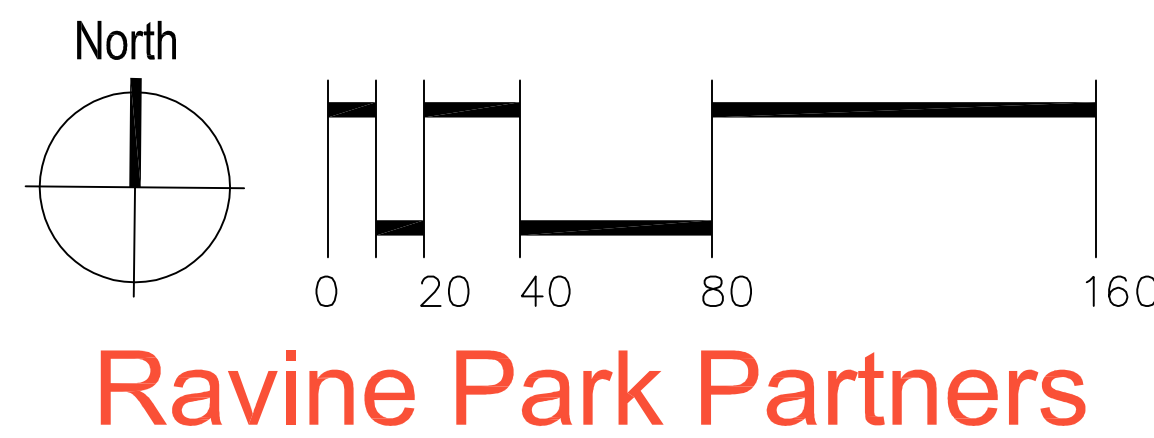
86	15	Ash	5	dead, possibly weeping form
87	9, 10	Basswood	2	Large cavity on trunk
88	11	Basswood	2	
89	10	Red Oak	2	
90	19	Ash	2	
91	8	Basswood	2	Split in middle of trunk
92	7	Sugar Maple	2	
93	8,9	Red Oak	4	Heavy lean, 30% deadback
94	19	Basswood	2	Large cavity at base
95	9	Sugar Maple	5	Dead and leaning, hung up next to Tree #84
96	8	Sugar Maple	2	
97	6	Sugar Maple	2	
98	10	Sugar Maple	2	
99	7	Sugar Maple	2	
100	11	Sugar Maple	2	
101	11	Sugar Maple	2	
102	13	Malberry	2	
103	10 at base	Red Oak	3	
104	11	Norway Maple	2	
105	10	Norway Maple	2	
106	21	Norway Maple	2	
107	9	Hackberry	2	
108	7	Black Cherry	4	50% deadback
109	8	Sugar Maple	3	
110	7	Ash	4	60% deadback
111	17	Elm	4	50% deadback
112	7	Sugar Maple	2	
113	11	Sugar Maple	3	
114	8	Sugar Maple	2	
115	14	Sugar Maple	2	
116	13	Sugar Maple	2	
117	13	Red Oak	2	
118	8	Norway Maple	2	
119	12	Sugar Maple	3	
120	10	Norway Maple	2	
121	8	Red Oak	2	
122	17	Norway Maple	4	30% deadback
123	8	Norway Maple	2	
124	11	Norway Maple	2	
125	23	White Oak	5	dead and hollow
126	7	Cornelian-Cherry Dogwood	3	
127	15	Norway Maple	2	
128	20	Red Maple	2	
129	11	Sugar Maple	3	
130	21	Honey Locust	3	
131	33	Silver Maple	3	
132	23	Honey Locust	2	
133	24	Honey Locust	2	
134	19	Norway Maple	2	
135	16	Red Maple	1	
136	24	N. Pin Oak	2	
137	19	N. Pin Oak	3	
138	25	Honey Locust	2	
139	26	Honey Locust	2	
140	13	Callery Pear	3	
141	17	Sugar Maple	2	Large cavity on main lead
142	15	Norway Maple	3	Individual cavity on roof flare
143	20	Silver Maple	3	Large cavity on branch
144	2	Hybrid Elm	2	dead most part way tree
145	2	American Hophornbeam	2	
146	4	Bald Cypress	1	
147	14	Sugar Maple	2	
148	10	Sugar Maple	2	
149	13	Sugar Maple	2	
150	9	Sugar Maple	2	
151	11	Sugar Maple	2	
152	11	Sugar Maple	2	
153	2	Honey Locust	2	
154	13	Sugar Maple	2	
155	13	Sugar Maple	2	
156	8	Sugar Maple	2	
157	11	Sugar Maple	2	
158	4	Freeman Maple	3	spaced, heavy lean, growth only on outside of the tree



View looking West Along Central Avenue



View looking East Along Park Avenue



Ravine Park Partners

SF Lotting Plan
147 Central
Highland Park, Illinois



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

Date: September 29, 2025

BSBDESIGN.COM

Tree #	DBH	Species	Condition	Comments
1	29	White Oak	5	large mushrooms along the trunk, large deadwood
2	21	Red Maple	2	
3	5,2,4	White Birch	3	
4	3,5	White Birch	2	
5	5,4,7	White Birch	3	Large crack, trunk damage in 4" lead
6	4,5	White Birch	3	
7	19	White Oak	2	
8	37	Red Oak	2	Heavy decay in large lead with light
9	22	Dawn Redwood	1	
10	7	Cockspur Hawthorn	2	
11	9	Cockspur Hawthorn	2	
12	39	Hackberry	2	
13	18	Red Maple	3	
14	16	Katsura	1	
15	12	Sugar Maple	2	
16	18	Sugar Maple	4	dead top, heavy cicada damage
17	29, 14, 28	Silver Maple	4	heavy decay at union and large cavities on multiple large stems
18	9	Sugar Maple	4	60% dieback
19	8	Sugar Maple	2	
20	9	Sugar Maple	2	
21	8	Sugar Maple	2	
22	9	Sugar Maple	2	
23	11	Sugar Maple	2	
24	7	Sugar Maple	2	
25	9	Sugar Maple	2	
26	7	Sugar Maple	2	
27	8	Sugar Maple	3	

Tree #	DBH	Species	Condition	Comments
28	8	Sugar Maple	3	
29	10	Sugar Maple	2	
30	14	Sugar Maple	3	
31	6	Sugar Maple	4	40% dieback
32	11	Sugar Maple	4	50% dieback
33	9	Sugar Maple	4	30% dieback
34	1/12/1900	Sugar Maple	2	
35	31	Silver maple	4	30% dieback
36	25 at base	Silver Maple	2	
37	18	Norway maple	3	
38	22	Norway Spruce	2	
39	18	Norway Spruce	2	
40	9	Magnolia	1	
41	23	Norway Maple	2	
42	15	Norway Maple	2	
43	15	Norway Maple	1	
44	7	Horsechestnut	2	
45	12 at base	Magnolia	2	
46	11	Magnolia	4	
47	14, 18	Norway Maple	2	
48	24	Norway Maple	2	
49	9	Sugar Maple	2	
50	8	Sugar Maple	3	
51	14	Boxelder	4	
52	14	Sugar Maple	2	
53	7	Sugar Maple	2	
54	15	Sugar Maple	2	

Tree #	DBH	Species	Condition	Comments
55	11	Norway Maple	2	
56	13	Norway Maple	2	
57	7	Hophornbeam	2	
58	10	Norway Maple	2	
59	13	Norway Maple	2	
60	9	Norway Maple	2	
61	8	Norway Maple	2	
62	7	Norway Maple	2	
63	8	Norway Maple	2	
64	9	Sugar Maple	4	
65	10	Sugar Maple	4	
66	6	Sugar Maple	2	
67	9	Sugar Maple	2	
68	7	Sugar Maple	3	
69	7	Hophornbeam	2	
70	24	Sugar Maple	4	
71	10	Sugar Maple	2	
72	7	Sugar Maple	3	
73	15	Sugar Maple	2	
74	13	Norway Maple	2	
75	13	Basswood	2	
76	18	Red Oak	2	
77	25	Red Oak	1	
78	8	Basswood	3	
79	16	Red Oak	2	
80	10	Sugar Maple	2	
81	7	Sugar Maple	2	

Tree #	DBH	Species	Condition	Comments
82	10	Sugar Maple	2	
83	9	Sugar Maple	2	
84	30	N. Pin Oak	2	
85	14	Ash	5	dead
86	15	Ash	5	dead, possibly weeping conk
87	9, 10	Basswood	2	Large cavity on trunk
88	11	Basswood	2	
89	10	Red Oak	2	
90	19	Ash	2	
91	8	Basswood	2	Split in middle of trunk
92	7	Sugar maple	2	
93	8,9	Redbud	4	Heavy lean, 30% dieback
94	18	Basswood	2	Large cavity at base
95	9	Sugar Maple	5	Dead and leaning, hung up next to Tree #94
96	8	Sugar Maple	2	
97	6	Sugar Maple	2	
98	10	Sugar Maple	2	
99	7	Sugar Maple	2	
100	11	Sugar Maple	2	
101	11	Sugar Maple	2	
102	13	Mulberry	2	
103	10 at base	Redbud	3	
104	11	Norway Maple	2	
105	10	Norway Maple	2	
106	21	Norway Maple	2	
107	9	Hackberry	2	
108	7	Black Cherry	4	50% dieback

Tree #	DBH	Species	Condition	Comments
109	8	Sugar Maple	3	
110	7	Ash	4	60% dieback
111	17	Elm	4	50% dieback
112	7	Sugar Maple	2	
113	11	Sugar Maple	3	
114	8	Sugar Maple	2	
115	14	Sugar Maple	2	
116	13	Sugar Maple	2	
117	13	Red Oak	2	
118	8	Norway Maple	2	
119	12	Sugar Maple	3	
120	10	Norway Maple	2	
121	8	Red Oak	2	
122	17	Norway Maple	4	30% dieback
123	8	Norway Maple	2	
124	11	Norway Maple	2	
125	23	White Oak	5	dead and hollow
126	7	Cornelian Cherry Dogwood	3	
127	15	Norway Maple	2	
128	20	Red Maple	2	
129	11	Sugar Maple	3	
130	21	Honey Locust	3	
131	33	Silver Maple	3	
132	23	Honey Locust	2	
133	24	Honey Locust	2	
134	19	Norway Maple	2	
135	16	Red Maple	1	

Tree #	DBH	Species	Condition	Comments
136	24	N. Pin Oak	2	
137	19	N. Pin Oak	3	
138	25	Honey Locust	2	
139	26	Honey Locust	2	
140	13	Callery Pear	3	
141	17	Sugar Maple	2	Large cavity on main lead
142	15	Norway Maple	3	hollow/cavity at root flare
143	20	Silver Maple	3	Large cavities on branch
144	2	Hybrid Elm	2	east most parkway tree
145	2	American Hophornbeam	2	
146	4	Bald Cypress	1	
147	14	Sugar Maple	2	
148	10	Sugar Maple	2	
149	13	Sugar Maple	2	
150	9	Sugar Maple	2	
151	11	Sugar Maple	2	
152	11	Sugar Maple	2	
153	2	Honey Locust	2	
154	13	Sugar Maple	2	
155	13	Sugar Maple	2	
156	8	Sugar Maple	2	
157	11	Sugar Maple	2	
158	4	Freeman Maple	3	sparce, heavy lean, growth only on roadside of the tree
159	18	Sugar Maple	4	missing top, 40% dieback
160	18	Sugar Maple	4	missing top, 25% dieback (westmost parkway tree)



1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

DATE: October 28, 2025
TO: Karl Burhop, Planner
FROM: Emmanuel Gomez, PE, City Engineer
BY: Sam Hertel, PE, Civil Engineer
SUBJECT: 147 Central Ave – Subdivision Application

Plat Comments

- 1. Engineering has no comments regarding the proposed subdivision of the existing parcel

Plan Comments

- 1. A new residence on the proposed parcel will require a Drainage & Grading permit
a. Plans submitted with permit should include existing and proposed impervious area calculations
- 2. A new residence on the proposed parcel may require a Watershed Development Permit, due to hydrological disturbance
a. Trigger for this requirement is 5000sqft+ disturbance
b. This would be determined when Drainage & Grading plans are submitted to City for review
- 3. A new residence on the proposed parcel would meet threshold set forth in Residential Infill Ordinance (250sqft+ new impervious area) and would require applicant to capture stormwater runoff and route it to the City's storm sewer system or directly to the ravine
- 4. Engineering may have further comments once plans are submitted to the City for review





1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

DATE: December 17, 2025
TO: Karl Burhop, Planner
FROM: Emmanuel Gomez, PE, City Engineer
BY: Alec Turkowski, Civil Engineer
SUBJECT: 147 Central Ave – PUD-2025-00081

Plan Comments

1. Please revisit and address the comments provided by Sam Hertel in October 2025.
2. If the proposed work involves activities on or near the ravine, please ensure full with City Code Article XIX – Steep Slope Zone.
3. Engineering has no further comments regarding this permit. Engineering may have further comments once plans are submitted for a Drainage & Grading permit.

