

Zoning Board of Appeals Meeting
City Hall - Council Chambers
October 16, 2025
7:30 PM
Agenda

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 Zoning Board of Appeals of the City of Highland Park is scheduled to be held at the hour of 7:30 PM on Thursday, October 16, 2025, at City Hall - Council Chambers, 1707 St Johns Avenue, Highland Park, Illinois.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, [email Emily Taub](mailto:Emily.Taub@cityhpil.com) the City's ADA coordinator or call at 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 website 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:

- I. Call to Order**
- II. Approval of Minutes**
 - A. 08/21/2025 Zoning Board of Appeals Draft Minutes
- III. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)**
- IV. Old Business**
 - A. 175 Prospect Ave
- V. New Business**
 - A. 71 Indian Tree Dr
- VI. Staff Report**
 - A. 2026 Meeting Resolution
 - B. 2026 ZBA Work Plan
- VII. Miscellaneous**
- VIII. Adjournment**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

**MINUTES OF A REGULAR MEETING
ZONING BOARD OF APPEALS COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Thursday, August 21, 2025

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

CALL TO ORDER

At 7:33 p.m., Acting Chair Yablon called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Acting Chair Yablon; Commissioners Chase, Treshansky, Weisberg, & Zaransky

Commissioner Absent: Chairperson Bay

Councilmember Present: Center

Student Council Absent: Duenow

Staff declared that a quorum was present.

Guests Present: Hal Dworkin, Petitioner
Beth DeBaker, Architect/DeBaker Design Group
Jody Guthrie, Petitioner
Daniel Jacobs, Petitioner

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – July 17, 2025

Commissioner Chase moved to approve the July 17, 2025, regular meeting minutes as drafted. Commissioner Treshansky seconded the motion.

On a roll call vote

Voting Yea Acting Chair Yablon; Commissioners Chase, Treshansky, Weisberg, & Zaransky

Voting Nay: None

Acting Chair Yablon declared that the motion passed unanimously.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

1 **OLD BUSINESS**

2 1. 175 Prospect Asking for a Continuance

3 Planner Hoffmann advised the Petitioner requested a continuance to a future unknown date, so this case
4 would have to be renoticed.

5
6 Commissioner Chase moved to continue this case to a date uncertain. Commissioner Weisberg seconded the
7 motion.

8
9 On a roll call vote

10 Voting Yea Acting Chair Yablon; Commissioners Chase, Treshansky, Weisberg, & Zaransky

11 Voting Nay: None

12
13 Acting Chair Yablon declared that the motion passed unanimously.

14
15 **NEW BUSINESS**

16 1. #VAR-2025-00052

17 Property: 16 Red Oak Lane

18 Zoning District: R4

19 Appellant: Hal Dworkin

20 Address: 16 Red Oak Lane, Highland Park, IL 60035

21
22 The petitioner Hal Dworkin on behalf of the owner, The Peacekin Family Trust, of 16 Red Oak Lane, Highland
23 Park, IL 60035, requests by authority of Section 150.1204(A)(14) of the Highland Park Zoning Code, a
24 variation of provision Section 150.707(B)(1), to encroach into the Subdivision Setback Line, for a shed.

25
26 Planner Hoffmann reviewed the proposal:

- 27 • Project Background
 - 28 ○ R4 zoning district
 - 29 ○ built in 1977
- 30 • Site Location
 - 31 ○ corner lot, irregularly-shaped
- 32 • Aerial View
- 33 • Plat of Survey
 - 34 ○ no encroachment on Subdivision Setback Line/SSL
- 35 • Property Photos
- 36 • Proposed Work
 - 37 ○ new proposed shed
- 38 • Other Comments (there were none)
- 39 • Review

40
41 Some ZBA questions for Staff are.....

- 42 • Commissioner Zaransky asked if there is a restriction off of Lake Cook Road. Planner Hoffmann said
43 perhaps at the intersection. He noted there is a subdivision brick wall. A shed won't be noticeable.
- 44 • Commissioner Chase said the retaining wall appears to be in violation with the setback line. Planner
45 Hoffmann advised that was built when properties were subdivided.

1 Acting Chair Yablon swore in Petitioner, Hal Dworkin, who advised he is a trustee of the Peacekin Family
2 Trust. He and his wife moved from Chicago to raise their children. Mr. Dworkin explained the house is a
3 raised ranch with limited storage space. They are an active family with a lot of stuff. He illustrated the shed
4 would be in the rear corner. Mr. Dworkin obtained a permit, bought a shed, and realized a variance was
5 needed due to the setback line.

6
7 Mr. Dworkin reviewed the standards (has no intention of selling for a gain as they just moved in, property
8 value would not be affected, placing the shed within the setback line would interfere with enjoyment of the
9 backyard, limited sight lines would incur a safety issue in viewing their children, sheds are popular, owners
10 didn't create the hardship, there would be no detriment to others, would not alter the character of the
11 neighborhood, etc.). He said if not granted, that wouldn't be in the spirit of the code.

12
13 Acting Chair Yablon asked if anyone in the audience wishes to speak on this matter. There was no one.

14
15 Some ZBA comments are.....

- 16 • Commissioner Weisberg appreciates the rationale for the standards. He would move to approve.
- 17 • Commissioner Chase concurred.
- 18 • Commissioner Zaransky said he enjoyed the presentation.
- 19 • Commissioner Treshansky concurred.
- 20 • Acting Chair Yablon concurred and thanked the Petitioner.

21
22 Student Rep Duenow said she agrees and believes it was a great presentation.

23
24 Commissioner Zaransky moved to approve the order as drafted. Commissioner Weisberg seconded the
25 motion.

26
27 On a roll call vote

28 Voting Yea: Acting Chair Yablon; Commissioners Chase, Treshansky, Weisberg, & Zaransky

29 Voting Nay: None

30
31 Acting Chair Yablon declared that the motion passed unanimously.

32
33 2. #VAR-2025-00053

34 Property: 2892 Summit Avenue

35 Zoning District: R6

36 Appellant: David & Jody Guthrie

37 Address: 2892 Summit Avenue, Highland Park, IL 60035

38
39 The petitioners and owners, David & Jody Guthrie, of 2892 Summit Avenue, Highland Park, IL 60035, request
40 by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section
41 150.703, to encroach into the required side-yard setback for an addition.

42
43 Planner Hoffmann reviewed the proposal:

- 44 • Project Background
 - 45 ○ R6 zoning district
 - 46 ○ built in 1957
- 47 • Site Location

- 1 • Aerial View
- 2 • Plat of Survey
- 3 • Property Photos
- 4 ○ new proposed two-car garage
- 5 • Proposed Elevation
- 6 • Other Comments (there were none)
- 7 • Review

8
9 Acting Chair Yablon swore in Beth DeBaker, Architect with DeBaker Design Group, who advised they are
10 encroaching on the combined setback. She noted the owners have lived here without a garage and wish to
11 remain in Highland Park. Alternate locations were shared. Ms. DeBaker noted they have chosen not to
12 disturb a tree in the yard.

13
14 She read through the standards (wish to add a garage for a considerable return on the house which the
15 owners plan to remain in, is not an unusual hardship as side yards are narrow, owners didn't create the
16 hardship, won't be detrimental, will increase property value, won't impede on air and light, will not impair
17 neighborhood, etc.).

18
19 Some ZBA comments are.....

- 20 • Commissioner Weisberg asked if Petitioner spoke to the neighbors. Acting Chair Yablon swore in
21 Petitioner and Owner, Jody Guthrie, who advised she spoke to nearly every neighbor, and they can't
22 believe they've lived in Highland Park without a garage. She stated the nearest property owners
23 have a *For Rent* sign and aren't around.
- 24 • Commissioner Chase asked if this affects the driveway. Ms. DeBaker said it would be wider at the
25 apron. The curb cut and driveway remain the same.

26
27 Acting Chair Yablon asked if audience members wish to speak on this matter. There was no one.

28
29 Some ZBA comments are:

- 30 • Commissioner Zaransky said it's a good plan; a two-car garage is necessary. He is in favor.
- 31 • Commissioner Treshansky said the standards are met; is a small ask.
- 32 • Commissioner Chase said it is difficult to live without a garage.
- 33 • Commissioner Weisberg said he is in favor.
- 34 • Commissioner Yablon believes the standards have been met, and a tree is being preserved. She is in
35 favor.

36
37 Student Rep Duenow believes this is a reasonable ask.

38
39 Commissioner Zaransky moved to approve the order as drafted. Commissioner Chase seconded the motion.

40
41 On a roll call vote

42 Voting Yea Acting Chair Yablon; Commissioners Chase, Treshansky, Weisberg, & Zaransky

43 Voting Nay: None

44
45 Acting Chair Yablon declared that the motion passed unanimously.

46
47 3. #VAR-2025-00054

1 Property: 841 Thackeray Drive
2 Zoning District: R5
3 Appellant: Steven Jacobs
4 Address: 708 Wake Robin Lane, Highland Park, IL 60035
5

6 The petitioner, Steven Jacobs, of 708 Wake Robin Lane, Highland Park, IL 60035, on behalf of the owner
7 841T LLC, of 841 Thackeray Drive, Highland Park, Illinois 60035, requests by authority of Section 173.030 and
8 Section 150.1204(A)(14), of the Highland Park Zoning Code, variations of provisions Section 173.010(C) and
9 Section 150.707(B)(1), as required under the R5 zoning district, to exceed the maximum allowable 4'-high
10 fence requirement and to place said fence within a Subdivision Setback Line.
11

12 Planner Hoffmann reviewed the proposal:

- 13 • Project Background
 - 14 ○ R5 zoning district
 - 15 ○ built in the 1970s
 - 16 • Site Location
 - 17 • Aerial View
 - 18 • Plat of Survey
 - 19 • Proposed Work
 - 20 ○ additional fencing
 - 21 • Approval Order
 - 22 ○ previously-approved in 1978
 - 23 ○ owner wishes to enclose the backyard
- 24

25 Some ZBA comments for Staff are.....

- 26 • Commissioner Zaransky asked if the fence is not closed. Planner Hoffmann said yes and illustrated
27 same. He noted the Petitioner wishes to block headlights going into the backyard.
 - 28 • Acting Chair Yablon asked:
 - 29 ○ about yards and frontages. Planner Hoffmann explained same.
 - 30 ○ if it's mostly 6' with a portion of a gate. Planner Hoffmann said yes and illustrated same.
 - 31 • Commissioner Chase asked if:
 - 32 ○ the front door faces backward. Planner Hoffmann said yes and illustrated same.
 - 33 ○ a rectangular lot is considered a side yard. Planner Hoffmann said it is a corner lot.
- 34

35 Acting Chair Yablon swore in Petitioner Daniel Jacobs, who advised he and his wife moved into their
36 grandmother's house 5 years ago. The current fence is falling apart, has gaps. They wish to enclose the yard
37 for safety of their dog and future children. They see headlights through their windows at night. They wish to
38 improve what's there; altering the angle behind the arborvitae, then the fence would turn toward the
39 garage.
40

41 Mr. Jacobs reviewed the standards and offered rationale (adjacent lots have same fencing, etc.).
42

43 Some ZBA comments are.....

- 44 • Commissioner Chase asked if the north 6' fence is already there and being replaced. Mr. Jacobs said
45 yes – at the turn, the fence would become 4'. She doesn't see another way to achieve the goal. The
46 ask is reasonable, so she is in favor.
- 47 • Commissioner Zaransky said it's a reasonable ask; makes sense.

- 1 • Commissioner Weisberg said he would be in favor.
- 2 • Acting Chair Yablon concurs; is reasonable. She appreciates the allowed 4' fence. The setback causes
- 3 a hardship. The standards have been met.

4
5 Student Rep Duenow concurs for safety reasons; is reasonable.

6
7 Commissioner Weisberg moved to approve the order as drafted. Commissioner Treshansky seconded the

8 motion.
9
10 On a roll call vote
11 Voting Yea Acting Chair Yablon; Commissioners Chase, Treshansky, Weisberg, & Zaransky
12 Voting Nay: None

13
14 Acting Chair Yablon declared that the motion passed unanimously.

15
16 **STAFF REPORT**

17 There is no Staff Report. Planner Hoffmann advised a new Commissioner will be joining the ZBA.

18
19 **MISCELLANEOUS**

20 There are no Miscellaneous items.

21
22 **ADJOURNMENT**

23 Commissioner Chase moved to adjourn the meeting at 8:25 p.m. Commissioner Treshansky seconded the

24 motion.
25
26 On a voice vote
27 Voting Yea Acting Chair Yablon; Commissioners Chase, Treshansky, Weisberg, & Zaransky
28 Voting Nay: None

29
30 Acting Chair Yablon declared that the motion passed unanimously.

31
32 Respectfully Submitted,

33
34
35 Gale Cerabona
36 Recorder

37
38 **MINUTES OF JULY 17, 2025, WERE APPROVED WITHOUT CORRECTIONS.**

Date: October 16, 2025
 To: Chair Jami Bay & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & ZBA Staff Liaison
 Subject: 175 Prospect Avenue Application Summary

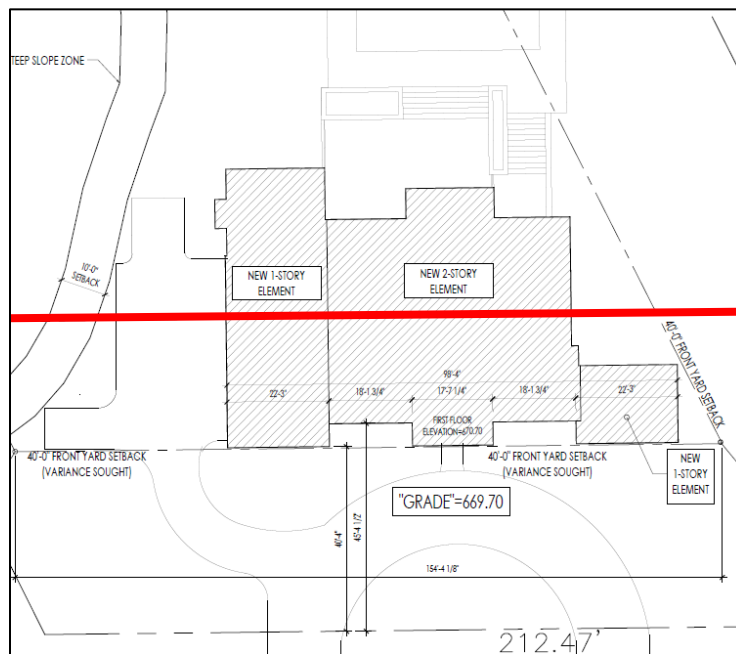
APPLICATION SUMMARY:

The petitioner and owner 175 Prospect, LLC of 1319 Stratford, Deerfield, IL 60015 (the “**Applicant**”) with the address 175 Prospect Ave, Highland Park, IL 60035, (the “**Property**”) is seeking approval of a zoning variation from Chapter 150 in order to construct a new primary structure that will encroach into the Established Building Setback. The subject property is located within the R4/LFOZ, and is a rectangular shaped corner lot that fronts both Prospect Ave and Lake Ave. The property is currently improved with a single family home.

The Applicant seeks relief from Section 150.711:

- (i) To encroach into the established building setback of 68.5 feet along Prospect Avenue by 28.5 feet for a new primary structure;

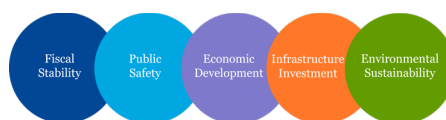
This application was before the ZBA on [June 5, 2025](#), where the Board continued the item¹ and requested more detailed plans to provide better clarity to the not alter the essential character standard. Additionally, the Board was spilt on possibly moving the project back more. The applicant has submitted new site plans and elevations for the project, please note the applicant is requesting the same amount of encroachment as previously requested.



Prospect Ave has properties ranging from 33.3’ to 88.4’ away from the southern property line along Prospect Ave. Currently the existing property sits 80.7’ away from the southern property line, which is compliant with the 68.5’ EBS requirement. As this property is located in the R4 Zoning District the minimum front yard requirement is 40’ and the applicant is requesting to utilize the minimum rather than the more restrictive EBS requirement. Please note the property does have Steep Slope Zone along the northern portion of the property.

At the March 13, 2025 meeting of the Historic Preservation Commission a determination of significance was found and a 365-day demolition delay

¹ Application was continued multiple times and has re-completed the notice requirement for the October 16 ZBA hearing.



imposed. Please see below for the HPC Memo.

In the event the variation is approved, the Applicant is required to get building permit before construction. This is a request for Chapter 150 zoning variation and requires the ZBA to use the Chapter 150 Article 12 Zoning Standards of Approval.

NEIGHBOR & CITY COMMENTS:

Forestry's comments are attached in a memo below. In short all matters of tree preservation will be handled in the permitting process.

ATTACHMENTS:

- Location Map & Copy of Legal Notice
- Applicants' Packet
- Draft Approval Order²

² All Approval Orders are to be considered draft and are not a recommendation by City Staff. The Board may approve, approve with conditions, deny, or continue an application.

**PUBLIC NOTICE
ZONING BOARD OF APPEALS
CITY OF HIGHLAND PARK, ILLINOIS**

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, October 16, 2025, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2025-00047

Petitioner: 175 Prospect, LLC
Zoning District: R4/LOFZ
Subject Property: 175 Prospect Ave
Highland Park, Illinois 60035

The petitioner 175 Prospect, LLC of 1319 Stratford, Deerfield, IL 60015 on behalf of the owners Barbara A. Mehlman & March F. Mehlman of 175 Prospect Avenue, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.711 to construct a new primary structure that will encroach into the Established Building Setback.

The subject property commonly known as 175 Prospect Ave, Highland Park, Illinois, is legally described as follows:

PARCEL 1: LOTS 10 AND 11 IN BLOCK 53 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.

PARCEL 2: THE NORTHEASTERLY HALF OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING PARCEL 1 AFORESAID, AS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK PASSED DECEMBER 26, 1876 AND RECORDED OCTOBER 20, 1924 AS DOCUMENT 247549, IN LAKE COUNTY, ILLINOIS.

PIN: 16-24-303-003-0000

If you have questions about the application, public hearing, or any other questions, you may contact Patrick Hoffmann, Planner II, with the Community Development Department, by email at phoffmann@cityhphil.com or by phone at 847.926.1612.

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, special use permits, variations, map or text amendments, or other special approvals.

Any person who also desires to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance form with the Highland Park City Clerk at the Highland Park City Hall, 1707 St Johns, Highland Park, Illinois, no later than three business days before the date of the hearing. Appearance forms are available at the Finance Department on the first floor of the Highland Park City Hall, 1707 St Johns, Highland Park, Illinois, during regular business hours.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/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@cityhphil.com or 847.926.1005.

Zoning Board of Appeals
Jami Bay, Chairman

Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: 175 Prospect Avenue	
Property's Current Zoning: R-4	Property's Current Use: Single Family Home
Lot/Tract Area (SF): 51,246 sq. ft.	Minimum Lot Area for Applicable Zoning District (SF): 20,000 sq. ft.
Legal Description (note if attached): See attached	
Brief Project Description: Construct a new single family home	

FOR INTERNAL USE ONLY
Case #:
Date Received:
Hearing Date:
Fee Paid:
Third Party Deposit:

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name: 175 Prospect, LLC	Phone: [REDACTED]
Address (City, State, ZIP): 1319 Stratford, Deerfield, IL 60015	Email:
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property):	Phone:
Address (City, State, ZIP):	Email:
Attorney or Representative Counsel	
Contact Name: Calvin Bernstein	Phone: [REDACTED]
Address (City, State, ZIP): 484 Central Avenue, Suite 202, Highland Park, IL 60035	Email: [REDACTED]
Architect/Builder	
Contact Name: Michael Hershenson & Associates, Ltd.	Phone: [REDACTED]
Address (City, State, ZIP): 1515 Sherman Ave., Ste. 2 South, Evanston, IL 60201	Email: [REDACTED]

PROPERTY OWNER SIGNATURE	
<p>The undersigned acknowledges and agrees that they are familiar with, have read and reviewed, and understand, all laws and regulations applicable to this application and the requested license/permit/authorization, including, without limitation, Chapter 150 of the City Code. The undersigned further agrees that the applicant complies with any and all eligibility requirements for the requested license/permit/authorization, and that the applicant will comply with all applicable laws and regulations with respect to the requested license/permit/authorization.</p>	
Property Owner Sworn to before me this _____ day of <u>April</u> , 20 <u>25</u> .	Date Sworn to before me this _____ day of <u>April</u> , 20 <u>25</u> .
Notary	Notary

PROJECT INFORMATION

Height Calculations (see: "Useful Definitions" sheet)

Maximum Allowable Height per Zoning District (feet): 32 feet	Maximum Height of Proposed Structure (feet): 32 feet
--	--

Floor Area Ratio (F.A.R.) Calculations (see: "Useful Definitions" sheet)

Allowable Floor Area (SF):	Allowable F.A.R. (%):
Total Existing Floor Area (SF):	Existing F.A.R. (%):
Area of Addition or Garage (SF):	Proposed F.A.R. (%):
Total Proposed Floor Area (SF):	F.A.R. = Floor Area / Lot Size

REQUESTED VARIANCES

Fill in all sections that apply. Sections marked with an asterisk (*) require additional review.

Front Yard Encroachment

Note as many as apply - corner lots have two front yards, one on each street frontage

Front Yard Encroachment 1

Minimum Front Yard Setback (feet):	Encroachment into the minimum front yard (feet):
Established Building Setback (feet): 68.5'	Encroachment into the established building (feet): 28.5'

Front Yard Encroachment 2 (Corner lot)

Minimum Front Yard Setback (feet):	Encroachment into the minimum front yard (feet):
Established Building Setback (feet):	Encroachment into the established building (feet):

Subdivision Setback Encroachment*

Neighbor approval required - Sec. 150.1202(D)

Subdivision Setback (feet):
Encroachment into Subdivision Setback (feet):

Height*

(Requires Compere Referral)

Permitted Height (feet):
Proposed Height (feet):

Side Yard Encroachment

Lot width (feet):	
Minimum Side Yard Setback (feet):	Encroachment into the minimum side yard (feet):
Minimum Side Yard Setback (feet):	Encroachment into the minimum side yard (feet):
Minimum Combined Side Yard Setback (feet):	Encroachment into the total combined side yard (feet):

Steep Slope Encroachment*

Requires review by the Sustainability Advisory Group and additional submission materials

Applicable Steep Slope Setback (check):
<input type="checkbox"/> 10'
<input type="checkbox"/> 40'
<input type="checkbox"/> Special Steep Slope
Encroachment into Steep Slope Setback (feet):

Fence

Maximum permitted fence height (feet):
Proposed fence height (feet):
Fence will exceed permitted fence height by (feet/%):

Lot Coverage

Applicable for Multi-Family Zoning Districts

Permitted Lot Coverage (SF):
Proposed Lot Coverage (SF):
Structure will exceed permitted Lot Coverage by (SF/%):

Rear Yard Coverage

Rear Yard Area (SF):
Area of structures in Rear Yard (SF):
Structure will exceed permitted Rear Yard Lot Coverage by (SF/%):

F.A.R

Amount by which the structure will exceed maximum F.A.R. (% and SF):

--

Other

Please specify:

CITY OF HIGHLAND PARK
ZBA Application
Letter of Situation and Hardship
Dated: April 30, 2025

RE: 175 Prospect Avenue in Highland Park

TO: Zoning Board of Appeals

The applicants desire to demolish the existing structurally obsolete house and replace it with a new home. 175 Prospect presents unique challenges. It is a corner lot with two front yards and two side yards. The lot is constrained by a ravine with its applicable steep slope setback to the west and the north. The lot slopes dramatically into the ravine limiting the amount of flat table land to site a new home. The streetscape on this block varies dramatically corrupting the established front yard setback. Homes on this short block have front yard setbacks ranging from 33.30 feet (203 Prospect, directly next door) to 88.40 feet (235 Prospect). Unlike 175 Prospect, most of the lots on this block are extremely deep without the ravines in the rear yard. This allows these homes to have larger front yard setbacks. All of these factors impact the established front yard setback on the block thereby requiring the applicants to seek a variance to allow them to build a new home.

In addition to the aforementioned factors, a 23-inch Linden tree is located in the middle of the lot (#72). Linden trees are native to Illinois and they are found growing in woodlands in association with sugar maples. Due to the size and extent of this tree's canopy and anticipated root zone, the applicants are trying to site the home so as to preserve the tree. The above factors have dictated where a new home could be sited on the lot.

Applying the standards set forth in the Code, the Zoning Board of Appeals should be able to make the following findings of fact based upon the evidence submitted herein and at the hearing:

1. The purpose of the variation is not based exclusively upon a desire to make more money from the property. Instead, applicants simply desire to construct their new home for their personal use. They have no intention of selling their new home, thus, they seek to improve the lot for their use and enjoyment and not to further a desire to make more money from the property. Without the variance, the property cannot yield a reasonable return if permitted to be used only under the condition set forth in the zoning code. As set forth above, unique situations are driving the request. There are limitations on the building envelope caused by the ravines, the lot slope which limits the flat tableland, and the vastly different setbacks on the block. Much care was taken to line up this new home with the adjoining neighboring home (203 Prospect). Without allowing the new home to be orientated as the adjacent homes and allowing for a functional backyard, you cannot get a reasonable return for the property without obtaining a variance.
2. The applicants' plight is due to unique circumstances and the proposed variations will

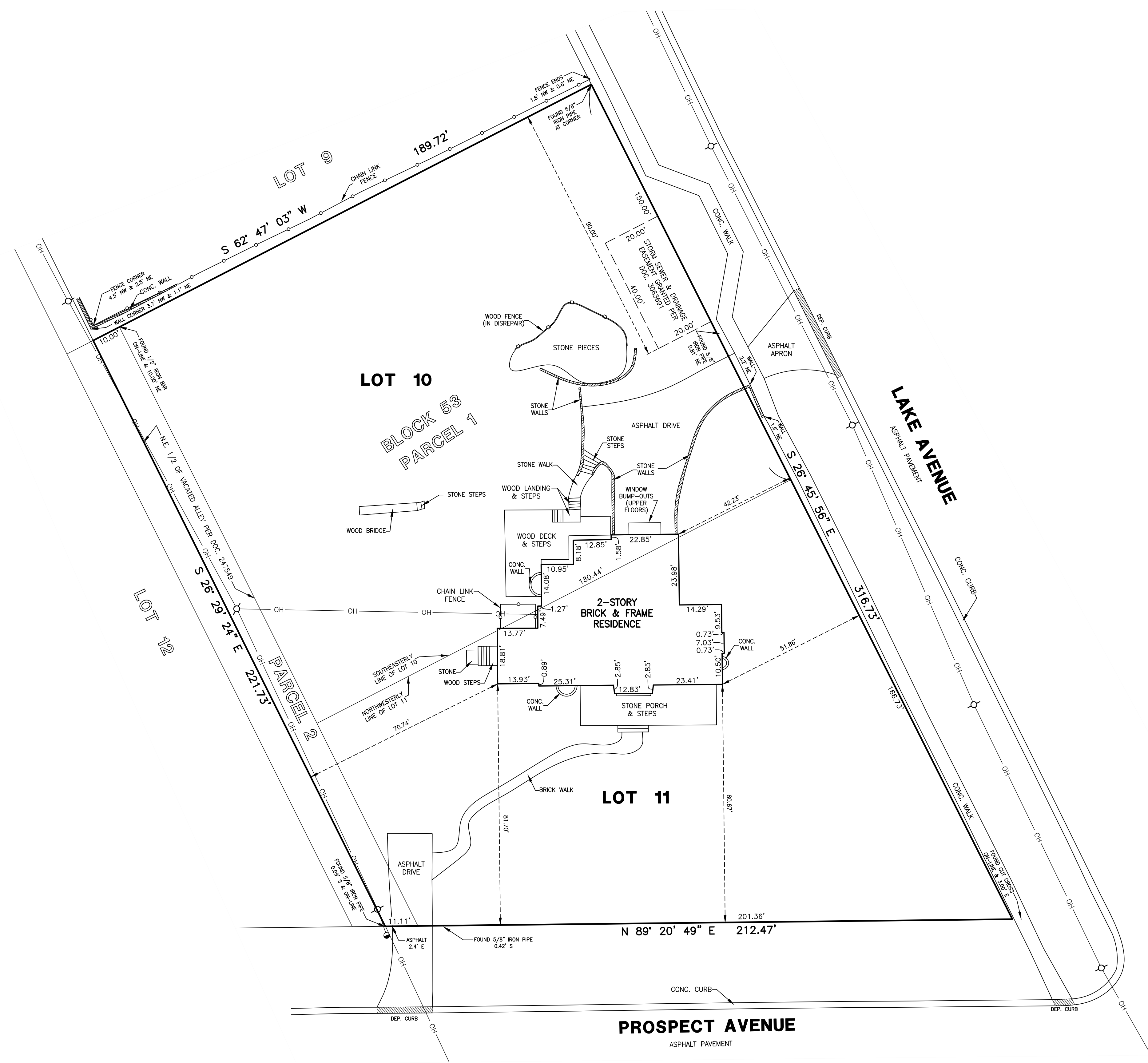
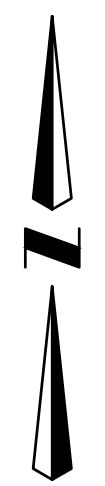
not merely serve as a convenience, but instead it will alleviate some demonstrable and unusual hardship which would result if the strict letter of the Code was carried out. Furthermore, this hardship is not generally applicable to other property within the same zoning district. The property's location as a corner lot with ravines located to the west and the north creates an undesirable building pad which requires the home to be sited as requested. The deep lots along Prospect Avenue to the west lead to disparity in front yard setbacks. Furthermore, due to the fact there are only a few homes located on the block, Prospect contains very little streetscape thereby negating the policy behind the established front yard setback. As proposed, the new home will be sited similarly to the home directly to the west. Thus, due to the unique site context, an unusual hardship exists which requires a variance from the code. This hardship is unique to the lot in question and is not generally applicable to other homes in the zoning district. But for the site context, the applicants would be able to construct their home without seeking a variance as the new home will comply with each and every other applicable zoning requirement.

3. The unique physical surrounding of their home creates a particular hardship. As forth above, the lot's unique topography, site context and existing streetscape creates the hardship. Thus, the hardship claimed herein was not created by the applicants.
4. The variations sought herein will not be materially detrimental to the public welfare or injurious to other property in the neighborhood.
5. The home will not impair adequate supply of light and air to adjacent property nor would it increase congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values on the neighborhood.
6. There a several large lots on the block with homes oriented both closer and much further back on their lots. Thus, granting the variance will not alter the essential character of the neighborhood. Instead, granting the variation will preserve the essential character by lining this home with the home to the west directly impacted. Without the variation, the streetscape would be significantly and negatively altered disturbing the essential character of the neighborhood. Finally, the proposed variation is in harmony with the spirit and intent of the code

We respectfully request that you consider and approve this request.

PLAT OF SURVEY

PARCEL 1:
 LOTS 10 AND 11 IN BLOCK 53 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
 PARCEL 2:
 THE NORTHEASTERLY HALF OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING PARCEL 1 AFORESAID, AS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK PASSED DECEMBER 26, 1876 AND RECORDED OCTOBER 20, 1924 AS DOCUMENT 247549, IN LAKE COUNTY, ILLINOIS



AREA
 51,246 Sq. Ft. OR 1.18 ACRES (MORE OR LESS)

LEGEND

- GUY-WIRE POLE
- POWER POLE
- OH — OVERHEAD LINES

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT—JORDYN & JORDAN GROSS
5. ORIGINAL FIELD WORK COMPLETED—04-08-25

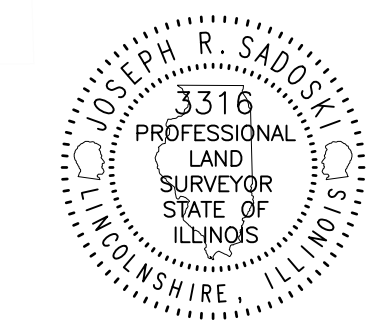
GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
 COUNTY OF LAKE

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 21ST DAY OF APRIL, A.D., 2025



Joseph R. Sadoski
 JOSEPH R. SADOSKI
 ILLINOIS
 PROFESSIONAL LAND SURVEYOR NO. 3316
 MY RENEWABLE LICENSE EXPIRES 11-30-26

GREENGARD, INC.
 111 BARCLAY BOULEVARD, SUITE 310
 LINCOLNSHIRE, ILLINOIS 60069

175 PROSPECT AVE. — HIGHLAND PARK, IL

PLAT OF SURVEY

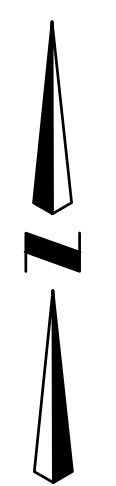
DESIGNED BY: SLM	DATE: 04-21-25	<p>GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 FAX: 847-634-0687 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995</p>
CHECKED BY: JRS	DATE: 04-21-25	
APPROVED BY:	DATE:	
DRAWN BY:	DATE:	REVISIONS

SCALE:	1"=20'
DRAWING No.	71028
SHEET	1 of 1

LEGAL DESCRIPTION

PARCEL 1:
 LOTS 10 AND 11 IN BLOCK 53 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

PARCEL 2:
 THE NORTHEASTERLY HALF OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING PARCEL 1 AFORESAID, AS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK PASSED DECEMBER 26, 1876 AND RECORDED OCTOBER 20, 1924 AS DOCUMENT 247549, IN LAKE COUNTY, ILLINOIS

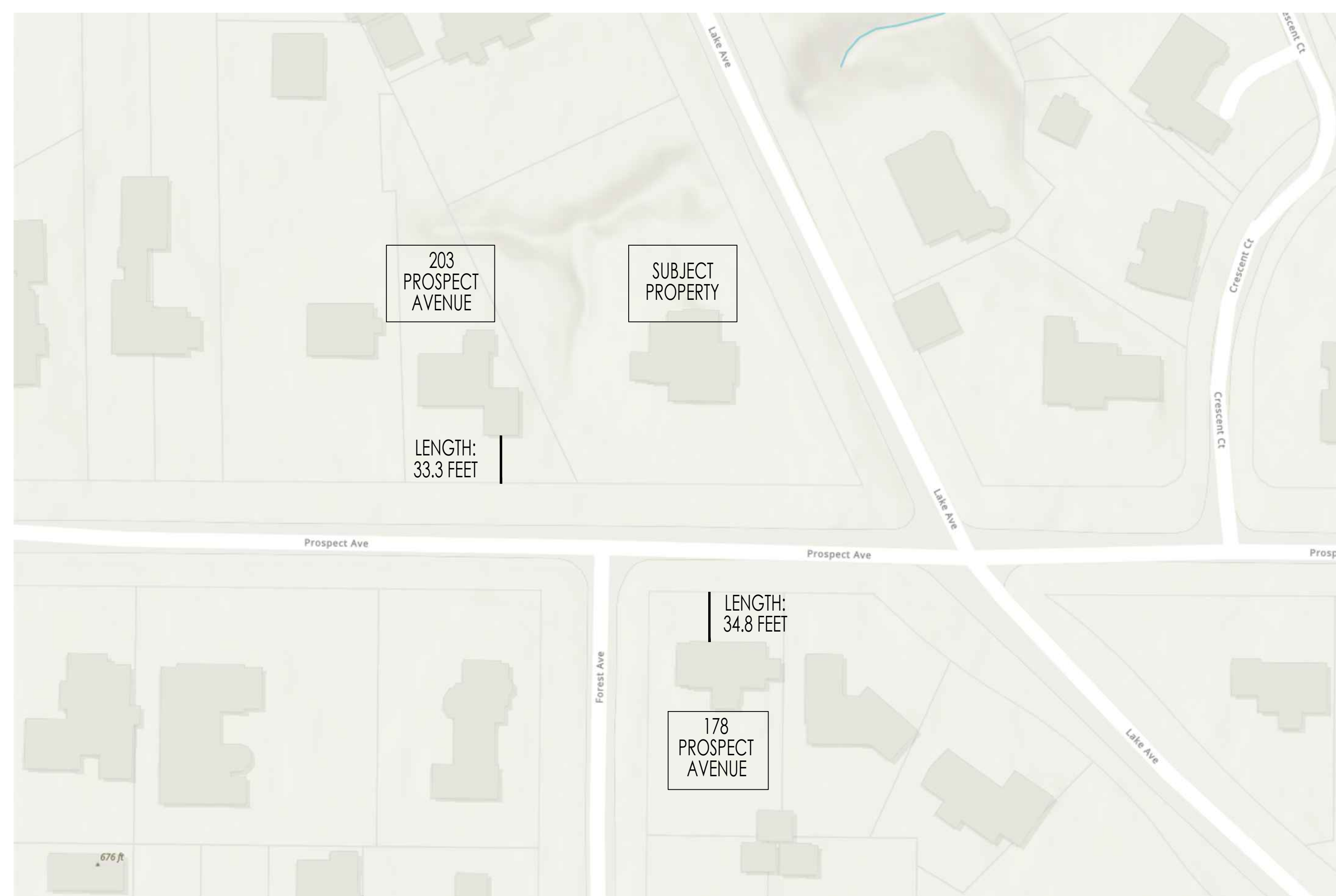


Tree Preservation Survey				175 Prospect Ave Highland Park, IL
TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST - 6=DEAD)	NOTES / LOCATION
1	11	Austrian Pine	4	
2	13	Austrian Pine	3	
3	13	Austrian Pine	3	
4	33	Silver Maple	3	
5	6	White Birch	4	
6	15	White Birch	4	
7	7	American Elm	3	
8	8	Norway Maple	3	
9	10	Box elder	5	
10	6	Sugar Maple	3	
11	9	Ash	3	
12	7	Ash	5	
13	17	Ash	4	
14	12	Ash	5	
15	7	Ash	4	
16	7	Spruce	4	
17	7	Sugar Maple	3	
18	12	Ash	3	
19	12	Ash	4	
20	7	Sugar Maple	3	
21	19	Sugar Maple	3	
22	13	Crabapple	4	
23	6	Norway Maple	3	
24	16	Ash	5	
25	13	Crabapple	3	Pathway
26	12	Sugar Maple	3	
27	14	Red Oak	3	Pathway
28	7	Mulberry	3	
29	10	Mulberry	2	
30	37	Norway Maple	4	Pathway Hollow
31	14	Mulberry	4	
32	12	Mulberry	4	
33	6	Ash	3	
34	10	Norway Maple	3	
35	11	Ash	3	Pathway
36	51	Red Oak	3	Pathway
37	9	Hedge Maple	3	Pathway
38	6	Ash	4	
39	18	Ash	3	
40	7	Ash	5	
41	36	Red Oak	4	Pathway
42	17	Ash	4	
43	9	Mulberry	3	
44	6	Ash	5	
45	20	American Elm	3	
46	43	Red Oak	4	Pathway
47	29	Box elder	4	
48	27	Box elder	4	
49	9	Sugar Maple	3	
50	22	White Oak	5	
51	7	Pinus	3	
52	7	Sugar Maple	3	
53	10	Hog hornbeam	5	
54	24	Red Oak	4	
55	7	Sugar Maple	3	
56	12	Linden	4	
57	6	Sugar Maple	4	
58	17	Sugar Maple	5	
59	23	Sugar Maple	5	
60	7	Red Oak	3	
61	16	Hickory	3	
62	16	Red Oak	3	
63	7	Ash	4	
64	12	American Elm	3	
65	8	Black Walnut	3	
66	6	Sugar Maple	3	
67	13	Magnolia	3	
68	8	Norway Maple	3	
69	7	Sugar Maple	3	
70	7	Spruce	4	
71	13	Spruce	3	
72	8	Norway Maple	3	
73	8	Norway Maple	3	
74	18	File	4	
75	8	Ash	4	
76	13	Ash	3	
77	15	Ash	3	
78	21	Red Oak	3	
79	13	Hawthorn	3	
80	10	Sugar Maple	4	
Lou Leggett Certified Arborist #177				

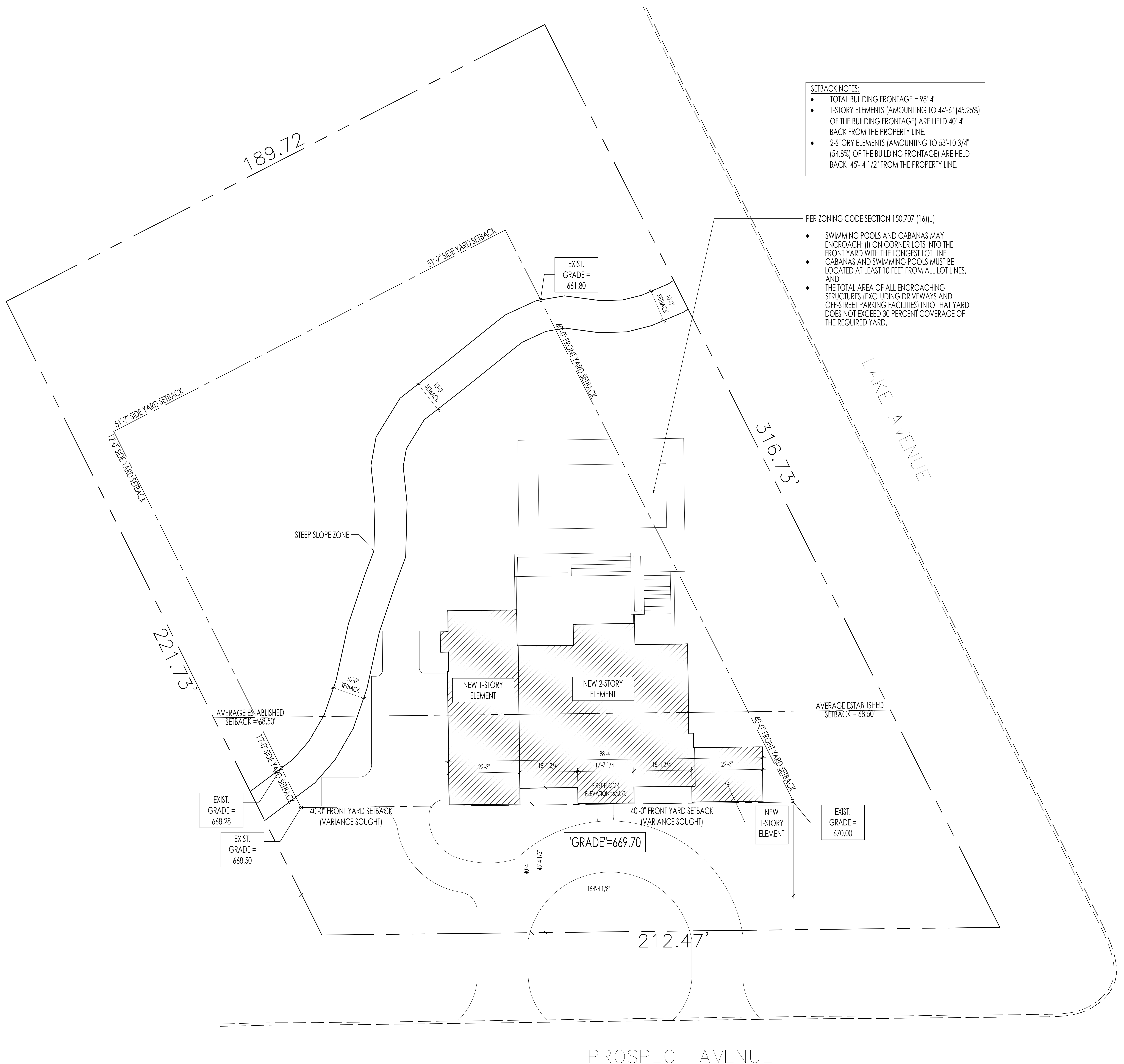
- LEGEND**
- 104- CONTOUR
 - x 105.08 SPOT ELEVATION
 - o 10' DECIDUOUS TREE W/DIA.
 - o 12' CONIFEROUS TREE W/DIA.
 - o CRITICAL ROOT ZONE
 - o SANITARY MANHOLE
 - o STORM MANHOLE
 - o CATCH BASIN
 - o INLET
 - o WATER SERVICE BOX
 - o VALVE & VAULT
 - o FIRE HYDRANT
 - o UTILITY POLE
 - o LIGHT STANDARD
 - o STORM CULVERT
 - E8"SA- SANITARY SEWER
 - E12"ST- STORM SEWER
 - E6"W- WATER MAIN
 - DITCH
 - SWALE
 - DIRECTION SURFACE DRAINAGE
 - FENCE
 - or o DOWNSPOUT

SOURCE BENCHMARK:
 CITY OF HIGHLAND PARK BM #21,
 BRASS DISK IN CONC. LOCATED ON
 THE WEST SIDE OF LAKE AVE.
 182'± SOUTH OF CENTRAL AVE.
 ELEVATION=667.00 (NAVD 88)

DESIGNED BY: JDM	DATE: 04-22-25	<p>GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 FAX: 847-634-0687 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995</p>	SCALE: 1"=20'	175 PROSPECT AVE. - HIGHLAND PARK, IL
CHECKED BY: DRF	DATE: 04-22-25		DRAWING No.: 71028	<p>EXISTING TOPOGRAPHY</p>
APPROVED BY: DRF	DATE: 04-22-25		SHEET: 1 OF 1	
DRAWN BY: DATE: REVISIONS:				



2 FRONT SETBACK DIAGRAM
A0.0 Scale: 1/64" = 1'-0"



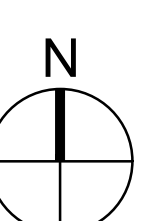
SETBACK NOTES:

- TOTAL BUILDING FRONTAGE = 98'-4"
- 1-STORY ELEMENTS (AMOUNTING TO 44'-6" (45.25%) OF THE BUILDING FRONTAGE) ARE HELD 40'-4" BACK FROM THE PROPERTY LINE.
- 2-STORY ELEMENTS (AMOUNTING TO 53'-10 3/4" (54.8%) OF THE BUILDING FRONTAGE) ARE HELD BACK 45'-4 1/2" FROM THE PROPERTY LINE.

PER ZONING CODE SECTION 150.707 (16)(J)

- SWIMMING POOLS AND CABANAS MAY ENCROACH: (I) ON CORNER LOTS INTO THE FRONT YARD WITH THE LONGEST LOT LINE
- CABANAS AND SWIMMING POOLS MUST BE LOCATED AT LEAST 10 FEET FROM ALL LOT LINES, AND
- THE TOTAL AREA OF ALL ENCROACHING STRUCTURES (EXCLUDING DRIVEWAYS AND OFF-STREET PARKING FACILITIES) INTO THAT YARD DOES NOT EXCEED 30 PERCENT COVERAGE OF THE REQUIRED YARD.

1 PROPOSED SITE PLAN - VARIANCE SOUGHT FOR 40'-0" FRONT YARD SETBACK
A0.0 Scale: 3/32" = 1'-0"





1 PROPOSED FRONT ELEVATION (SOUTH)
A2.0 Scale: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (EAST)
A2.0 Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION (NORTH)
A2.0 Scale: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION (WEST)
A2.0 Scale: 1/4" = 1'-0"

MEMORANDUM

To: The City of Highland Park Zoning Board of Appeals

From: Ben Miller – City Forester

Date: May 13, 2025

Re: Proposed Construction at 175 Prospect Ave

The Forestry Section has been asked to review the development at 175 Prospect Ave. This work includes the demolition and reconstruction of a new single family home on the parcel. My response to this request is exclusive to tree preservation, and serves the sole purpose of providing the Zoning Board of Appeals with information regarding the impact this request will have upon protected trees.

Documentation provided by the applicant shows a number of trees will be removed to accommodate the new single family residence. This includes three mature trees identified as *Key* and four *Protected*; as defined by Chapter 94 of Highland Park City code. The proposed site plan shows these trees are in close proximity to construction, or the new structure directly conflicts with the existing trees on the site.

Based on the close proximity of the pool (~15'), and distinct lean toward the proposed new construction, #72 (a 23" American Linden) will be adversely impacted by construction. Preservation of this tree, with a reasonable expectation of survival, is low. As such, it has been factored into the removals for construction.

If this application receive approval from the Zoning Board of Appeals, all matters of tree preservation will be reviewed and addressed within the City's permitting process. At which time, the applicant will be required to submit a comprehensive Tree Preservation Plan that will take into account all trees potentially impacted by construction. This Tree Preservation Plan will be reviewed by Forestry staff and approved as a condition of the Applicant's Building Permit. This preservation plan must be developed with assistance of an independent Certified Arborist. This plan must establish a long-term strategy prior to, during, and beyond completion of construction to ensure the survival of any remaining trees.



1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0867
cityhpil.com

To: Building Division
From: Zubin Coleman, Planner II
Date: March 14, 2025
RE: Historic Preservation Commission Demolition Review – 175 Prospect Ave

At the March 13, 2025 meeting of the Historic Preservation Commission a determination of significance found that the following structure satisfies Landmark Criteria for Designation #1, #3, #4, #5, #6, #7 & #9 in Chapter 24 of the City Code:

- **175 Prospect Avenue**

Integrity was also upheld for this structure, so a **365-day demolition delay** has been imposed and permits cannot be issued for the demolition of the house.

The delay is enforced from the date that a complete demolition permit application was submitted (February 14, 2025). Thus, the demolition delay expires **February 14, 2026**.

If you have any questions please contact me at (847) 926-1853 or zcoleman@cityhpil.com.

Zubin Coleman
Planner II

Homeowners / Applicants, please note the following:

Per the following sections of the City of Highland Park Municipal Code, Title XVII Building Regulations Chapter 170 – Building Code, the demolition permit application will expire in 180 days after it was submitted if the permit has not been pulled:

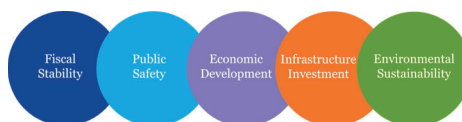
Article IV. Residential Code:

Sec. 170.401. - International Residential Code for One- and Two-Family Dwellings Adopted by Reference.

R105.3.2 Time limit of application

An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Article I. General:



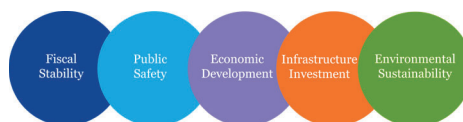
Sec. 170.122. - Demolition of Dwellings.

(H) Expiration of Right to Demolish. If the structure that is the subject of a significant demolition application is not demolished within 365 days after the expiration or termination of any demolition delay period imposed pursuant to this [Section 170.122](#), as may be extended in accordance with the provisions of this [Chapter 170](#), or, if no demolition delay period was imposed, within two years after the date that the significant demolition application was deemed complete pursuant to [Section 170.122\(D\)](#) of this Chapter, then such structure may not be demolished, and no permit for the demolition of such structure may be issued, prior to the submission and review of a new significant demolition application pursuant to this [Section 170.122](#).

Sec. 170.128. - Permit Expiration, Invalidation, and Extension.

Where a permit is required under this Chapter, such permits shall expire after a period of 12 months from the date of issuance. Permits issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official, or his or her designee, is authorized to grant, in writing and in his sole and absolute discretion, one or more extensions for a period of up to six months each. Each extension shall be requested in writing, and justifiable cause for the requested extension shall be demonstrated. There shall be no fee for the first extension granted pursuant to this Section, but the permittee shall pay a fee for the second and all subsequent extensions granted pursuant to this Section, in the amount set forth in the Annual Fee Resolution. ([Ord. O17-2020](#), § 2(Exh. A), passed 1/27/20)

Your property may be subject to an additional determination of historic significance if the demolition permit application expires and must be resubmitted.



VAR-2025-00047
175 Prospect Ave



After recording, please return to:

City of Highland Park
Department of Community Development
Planning Division
1150 Half Day Road
Highland Park, IL 60035

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

BEFORE THE BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

IN THE MATTER OF THE APPEAL OF
175 PROSPECT, LLC
FOR VARIATION

APPEAL NO. ZBA VAR-2025-00047

V A R I A N C E A P P R O V A L O R D E R

This order ("**Order**") concerns the petitioner and owner 175 Prospect, LLC of 1319 Stratford, Deerfield, IL 60015 for the property at 175 Prospect Avenue, Highland Park, IL 60035, for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park ("**Board**"), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 175 Prospect Ave, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order ("**Property**").
2. The Property is currently improved with a single family house.
3. The Property is located within the R4 Zoning District & Lakefront Density and Character Overlay Zone (LFOZ), as established by "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Ordinance**").
4. The Applicant sought the following variations from of Section 150.711 of the City Code (the "**Variation**"), to construct a new principal structure as depicted on the Plans within Exhibit B.
 - a. To encroach into the established building setback of 68.5 feet along Prospect Avenue by 28.5 feet for a new primary structure;

5. Notice of the time and place of the hearing was duly published in Lake County News-Sun, a newspaper of general circulation in the City, not more than 30 days nor less than 15 days previous to the hearing, in accordance with the Zoning Ordinance and all applicable law.
6. Notice of the hearing was served upon the adjacent and adjoining property owners or occupants, in accordance with the Zoning Ordinance, Section 150.1203, and applicable law.
7. The application was heard by the Board at a public hearing of the Board on June 5 & October 16, 2025.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(1) of the City Code, to hear and determine the Applicant's request for the Variation.
9. The Applicant entered into the record sufficient evidence of their ownership of the Property.
10. After the conclusion of the public hearing, the Board found that the requested Variation satisfy the standards set forth in Section 150.1205, to the extent required.
11. After the conclusion of the public hearing the Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

A. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section B of this Order, the Applicant's request for the Variation for the Property shall be, and is hereby, approved for the reasons set forth in this Order. The Applicant will be allowed:

- (i) To encroach into the established building setback of 68.5 feet along Prospect Avenue by 28.5 feet for a new primary structure;

B. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, or any other rights the Applicant may have, the variation granted in Section A of this Order shall be, and are hereby, expressly subject to and contingent upon the construction, use, and maintenance of the Property in compliance with each and all of the following conditions:

i. The construction, development, use, operation, and maintenance of the Property shall comply with the Zoning Ordinance and all other applicable City ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Order.

ii. Except for minor changes and site work approved by the Director of Community Development or the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards, the construction, development, use, operation, and maintenance of the Property shall substantially comply with the following plans:

- a. Proposed Site Plan and Elevations, for 175 Prospect Ave by Michael Hershenson Architects, dated 09/29/2025, pages A0.0 & A2.0;

C. The Applicant shall permit a copy of this Order to be recorded against the Property in the office of the Lake County Recorder of Deeds. This Order and the privileges, obligations, and provisions

VAR-2025-00047
175 Prospect Ave

contained herein shall inure solely to the benefit of, and be binding upon, the Applicant and their heirs, personal representatives, successors and assigns.

D. This Order shall be valid for a period not to exceed 12 months from the date hereof, unless, within such period and in accordance with this Order, the Applicant commences either (i) erection or alteration of a building or structure, pursuant to a valid building permit for construction on the Property, or (ii) the use contemplated by this Order. In the event that the Applicant obtain a building permit in furtherance of the Variation granted pursuant to this Order, the Applicant shall prosecute all work authorized by the building permit to completion without unnecessary delay.

E. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Order, in addition to all other remedies available to the City, the Variation granted pursuant to this Order shall, at the sole discretion of the Board, by order duly adopted, be revoked and become null and void; provided, however, that the Board may not so revoke such Variation unless it shall first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board. In the event of revocation, the development and use of the Property shall be governed solely by the applicable regulations of the Zoning Ordinance.

Order approved October 16, 2025

ZONING BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

By: _____
Jami Bay, Chairman

5146803_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The subject property commonly known as 175 Prospect Ave, is legally described as follows:

PARCEL 1: LOTS 10 AND 11 IN BLOCK 53 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.

PARCEL 2: THE NORTHEASTERLY HALF OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING PARCEL 1 AFORESAID, AS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK PASSED DECEMBER 26, 1876 AND RECORDED OCTOBER 20, 1924 AS DOCUMENT 247549, IN LAKE COUNTY, ILLINOIS.

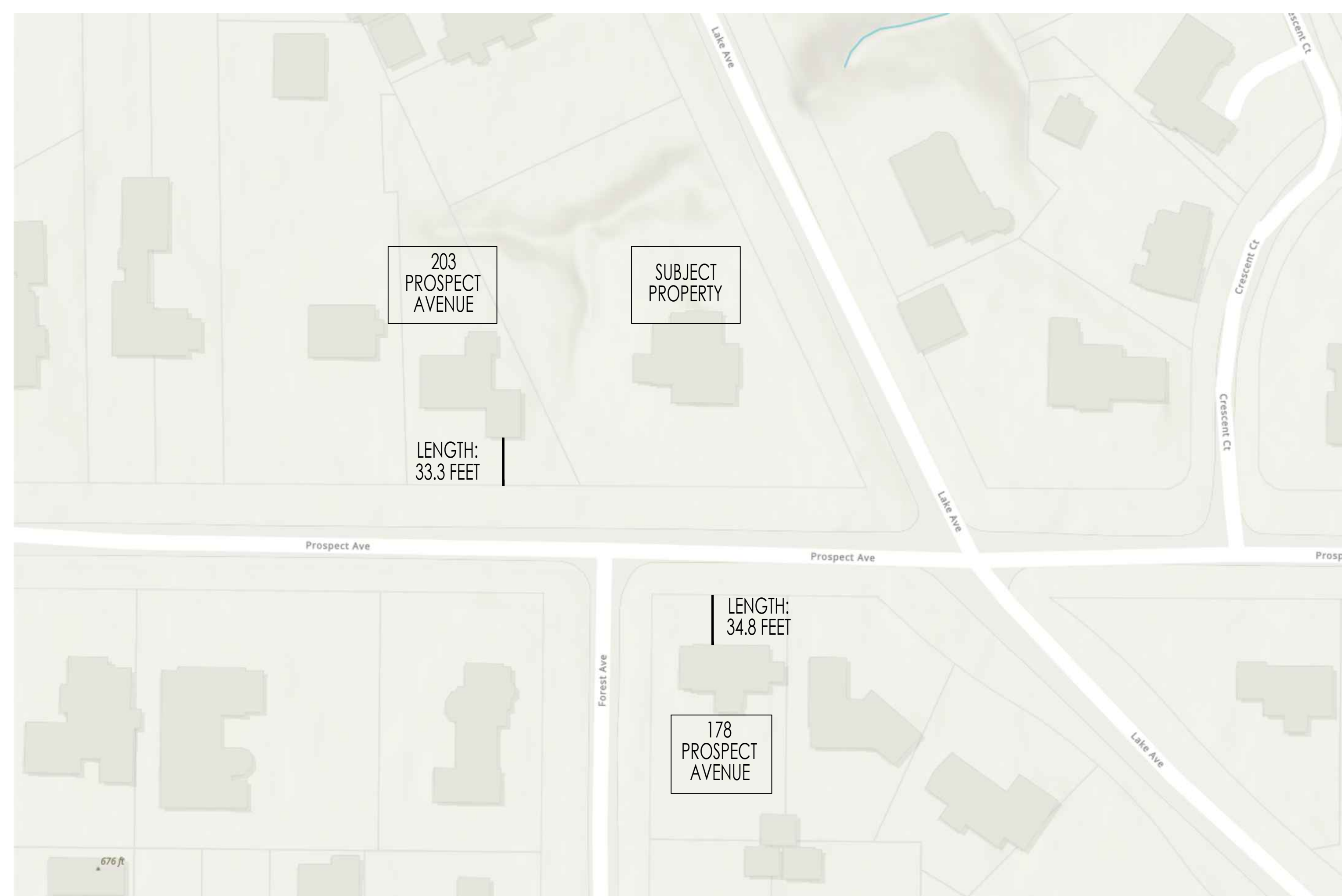
PIN: 16-24-303-003-0000

DRAFT

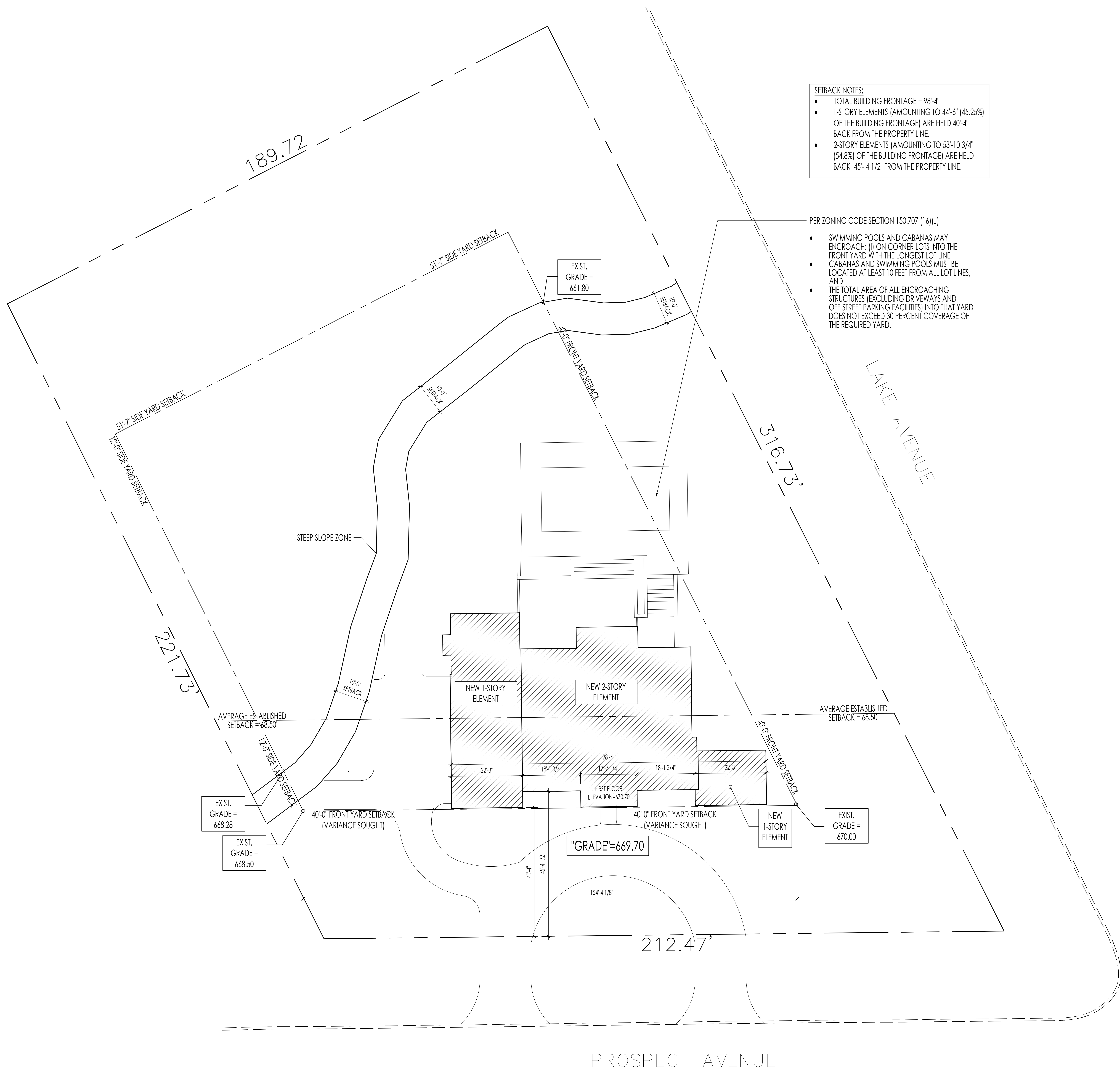
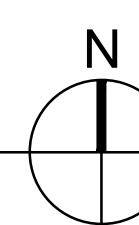
EXHIBIT B

[PLANS]

DRAFT



2 FRONT SETBACK DIAGRAM
A0.0 Scale: 1/64" = 1'-0"



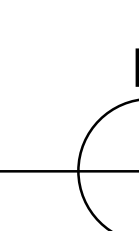
SETBACK NOTES:

- TOTAL BUILDING FRONTAGE = 98'-4"
- 1-STORY ELEMENTS (AMOUNTING TO 44'-6" (45.25%) OF THE BUILDING FRONTAGE) ARE HELD 40'-4" BACK FROM THE PROPERTY LINE.
- 2-STORY ELEMENTS (AMOUNTING TO 53'-10 3/4" (54.8%) OF THE BUILDING FRONTAGE) ARE HELD BACK 45'-4 1/2" FROM THE PROPERTY LINE.

PER ZONING CODE SECTION 150.707 (16)(J)

- SWIMMING POOLS AND CABANAS MAY ENCROACH: (I) ON CORNER LOTS INTO THE FRONT YARD WITH THE LONGEST LOT LINE
- CABANAS AND SWIMMING POOLS MUST BE LOCATED AT LEAST 10 FEET FROM ALL LOT LINES, AND
- THE TOTAL AREA OF ALL ENCROACHING STRUCTURES (EXCLUDING DRIVEWAYS AND OFF-STREET PARKING FACILITIES) INTO THAT YARD DOES NOT EXCEED 30 PERCENT COVERAGE OF THE REQUIRED YARD.

1 PROPOSED SITE PLAN - VARIANCE SOUGHT FOR 40'-0" FRONT YARD SETBACK
A0.0 Scale: 3/32" = 1'-0"





1 PROPOSED FRONT ELEVATION (SOUTH)
A2.0 Scale: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (EAST)
A2.0 Scale: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION (NORTH)
A2.0 Scale: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION (WEST)
A2.0 Scale: 1/4" = 1'-0"

**PUBLIC NOTICE
ZONING BOARD OF APPEALS
CITY OF HIGHLAND PARK, ILLINOIS**

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, October 16, 2025, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2025-00055

Petitioner: Andrew Venamore
Zoning District: R5
Subject Property: 71 Indian Tree Dr
Highland Park, Illinois 60035

The petitioner Andrew Venamore of H.G.B at 602 Academy Dr, Northbrook IL on behalf of the owner Deborah Goldberg of 71 Indian Tree Dr, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703 to construct a new detached garage that will encroach into the required side yard setback.

The subject property commonly known as 71 Indian Tree Dr, Highland Park, Illinois, is legally described as follows:

LOT 109 IN BRAESIDE, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE CENTER LINE OF THE PUBLIC HIGHWAY WHICH RUNS NORTHERLY AND SOUTHERLY ACROSS THE SOUTHWEST CORNER THEREOF AND WESTERLY OF THE RIGHT OF THE WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPT THE WEST 1.68 CHAINS OF THE NORTH 6 CHAINS THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1924 AS DOCUMENT NUMBER 237894, IN BOOK "M" OF PLATS, PAGE 69, IN LAKE COUNTY, ILLINOIS.

PIN: 16-36-416-009-0000

If you have questions about the application, public hearing, or any other questions, you may contact Patrick Hoffmann, Planner II, with the Community Development Department, by email at phoffmann@cityhpil.com or by phone at 847.926.1612.

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, special use permits, variations, map or text amendments, or other special approvals.

Any person who also desires to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance form with the Highland Park City Clerk at the Highland Park City Hall, 1707 St Johns, Highland Park, Illinois, no later than three business days before the date of the hearing. Appearance forms are available at the Finance Department on the first floor of the Highland Park City Hall, 1707 St Johns, Highland Park, Illinois, during regular business hours.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/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.

Zoning Board of Appeals
Jami Bay, Chairman

Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: 71 INDIAN TREE DRIVE	
Property's Current Zoning: R-5	Property's Current Use: S.F.R.
Lot/Tract Area (SF): 13,761.00	Minimum Lot Area for Applicable Zoning District (SF): 12,000.00
Legal Description (note if attached): Please see attached survey.	
Brief Project Description: NEW 20.0' x 22.0' DETACHED GARAGE: encroaches into north sideyard.	

FOR INTERNAL USE ONLY
Case #:
Date Received:
Hearing Date:
Assigned to:
Fee Paid:
Third Party Deposit:

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name:	ANDREW VENAMORE, H.G.B.
Address (City, State, ZIP):	602 ACADEMY DRIVE, NORTHBROOK
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property):	DEBORAH GOLDBERG
Address (City, State, ZIP):	71 INDIAN TREE DRIVE
Attorney or Representative Counsel	
Contact Name:	N/A
Address (City, State, ZIP):	
Architect/Builder	
Contact Name:	A. VENAMORE, HEARTLAND GARAGE BUILDERS
Address (City, State, ZIP):	602 ACADEMY DR., NORTHBROOK

PROPERTY OWNER SIGNATURE	
I hereby depose and say that I have read the requirements and procedures outlined in Article XII of the 1997 Highland Park Zoning Ordinance, as Amended, and all of the above statements and statements contained in my application are true.	
 Property Owner Date: 9/3/25 Sworn to before me this <u>3rd</u> day of <u>September</u> , 2025.	 Petitioner (if Other Than Property Owner) Date: 9/3/25 Sworn to before me this <u>3rd</u> day of <u>September</u> , 2025.
 ANDREW VENAMORE OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires May 09, 2026	 KATHERINE CLARK OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires October 28, 2026
Notary	Notary

**EXPLANATION OF VARIATION
CITY OF HIGHLAND PARK
71 INDIAN TREE DRIVE – Deborah Goldberg**

The Zoning Board of Appeals or the City Council, as the case may be, shall not vary the regulations of this Chapter unless it shall make findings of fact based upon evidence presented at the hearing in each specific case that:

(1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located; however, the purpose of the variation is not based exclusively upon a desire to make more money from the property.

The existing attached garage is going to be converted to living space on this small 2,000 SF home. As part of remodeling and updating this 76-year-old residence, a more purposeful 2-car detached garage has been proposed. Due to the very irregular shape of the property (i.e., a corner lot that is not a rectangle), and the setback requirement of 22 feet from the west Indian Tree property line (PL) and the north/rear PL of 9 feet, there isn't a complying location for a very basic sized 2-car garage (at 20'x22'). While the garage can comply with the 22-foot front yard setback, the proposal sees a minimal encroachment into the rear 9-foot setback (by 1 foot), with an ordinance permitted 3-foot separation between the house and garage. Without relief from the rear yard setback requirement, the garage would need to be reduced in width, thus making the 2-car design unfeasible and limiting a reasonable return on the property, considering most residential property in the city has enclosed parking for 2 vehicles.

(2) The plight of the petitioner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this Chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other property within the same zoning district.

The lot's irregular shape and location of the principle structure make locating a basic 2-car garage in the complying position very challenging. A standard corner lot with a rectangular shape would typically afford a number of potential options for locating the garage, however this lot really limits the garage to the northwest corner (where the current driveway is positioned). When the required setbacks are applied, there isn't a complying location, and the unique circumstances of the petition come to the fore. These setbacks create an inconvenience that the variation application seeks to alleviate, while only extending into one of those required (3) setbacks – the rear – by 1 foot. Lots, and even corner lots, with this irregular shape are not commonplace within the city and so the hardship is particular to this lot.

(3) The particular physical surroundings, shape, or topographical condition of the subject property would result in a particular hardship upon the owner, as

**EXPLANATION OF VARIATION
CITY OF HIGHLAND PARK
71 INDIAN TREE DRIVE – Deborah Goldberg**

distinguished from a mere inconvenience, if the strict letter of the regulations were carried out, or the application of this Chapter to the subject property has a discriminatory effect thereon.

Enforcing the required 9-foot setback from the north PL would create a hardship upon the owner as it would reduce the size of the garage from a standard 20-foot wide 2-car garage down to 19 feet. The owner has located the garage as close to the home as possible (down to 3 feet) and so is working diligently to try and keep the request to a minimum but unfortunately could not achieve compliance with all the required setbacks.

(4) The alleged hardship has not been created by any person presently having a proprietary interest in the subject property.

The hardship is tied to the existing lot orientation and its ‘incomplete’ shape which is representative of the original subdivision and not something that the current owner has any part in creating. Thus, this hardship is not self-created.

(5) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

The approval of this request to construct an accessory structure on this lot (a typical use of a residentially zoned property within the City) will not be materially detrimental to the neighborhood. And the process that the owner is undertaking to update and modernize this home, its garage and driveway will likely be welcomed within the locale.

(6) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety or substantially diminish or impair property values in the neighborhood.

Since the proposed garage is only a 1-story structure with a ridge height of less than 15.5 feet there will be little impact on the provision of light and air to the neighbors, nor will there be an increase in congestion or danger of fire. The replacement of the old structure with a new building may in fact improve the property values within the neighborhood.

(7) The proposed variation will not alter the essential character of the neighborhood.

The proposed accessory use is a standard one in a residential district and so will maintain that essential character.

**EXPLANATION OF VARIATION
CITY OF HIGHLAND PARK
71 INDIAN TREE DRIVE - Deborah Goldberg**

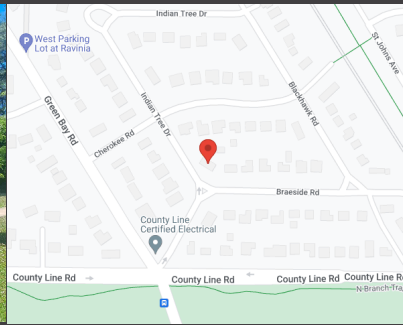
(8) The proposed variation is in harmony with the spirit and intent of this Chapter.

The improvement of existing buildings on residential property is in harmony with the intent to promote neighborhood maintenance.



CLAS CLERKING
TRUSTED REAL ESTATE CLERKS

IL2406.6485
BOUNDARY SURVEY
LAKE COUNTY



PROPERTY ADDRESS:
71 INDIAN TREE DRIVE , HIGHLAND PARK , ILLINOIS 60035

SURVEY NUMBER: IL2406.6485

DATE SIGNED: 07/02/24 **FIELD WORK DATE:** 6/30/2024

REVISION DATE(S):
(REV.1 7/2/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

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

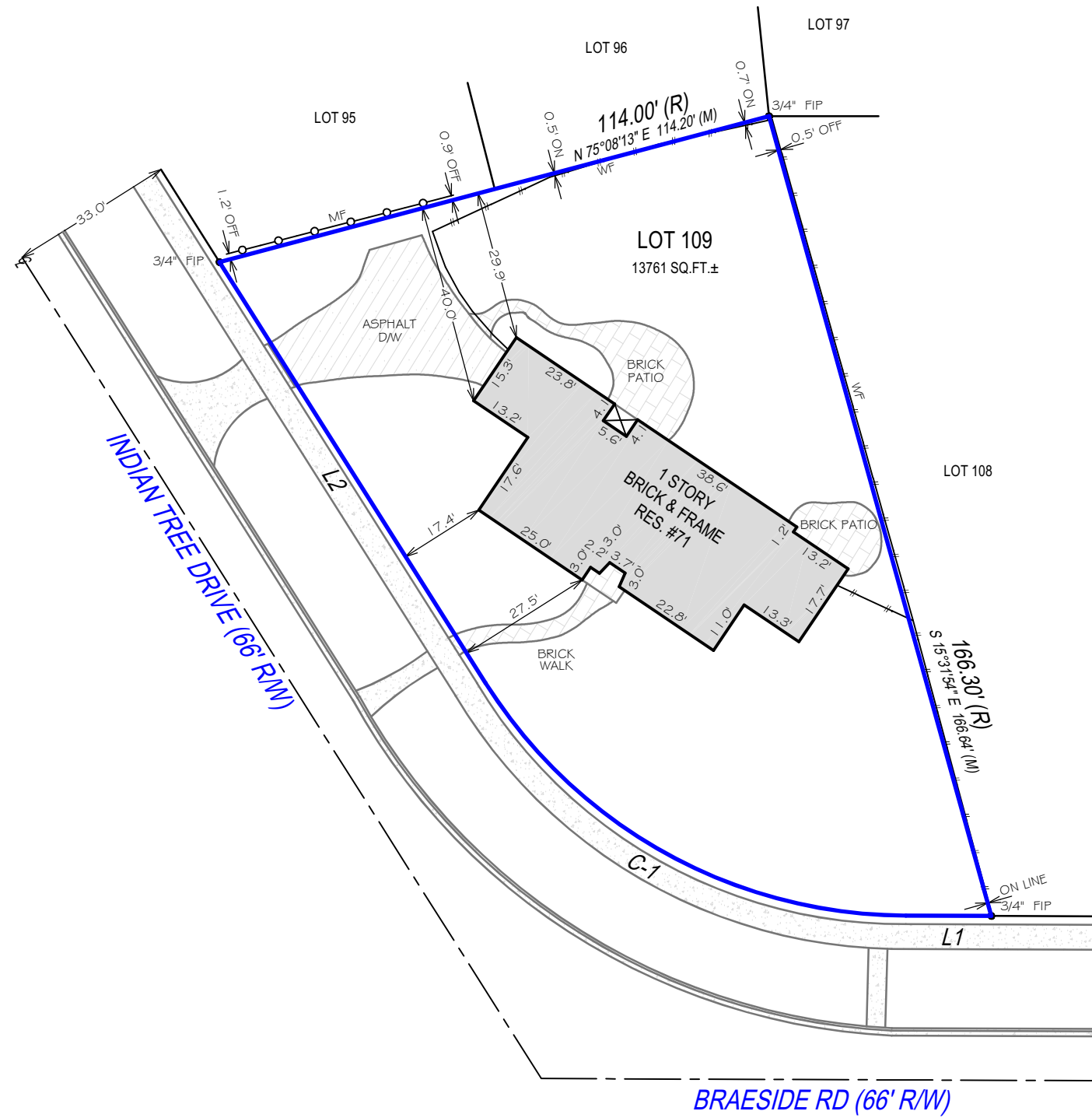
Kenneth Kennedy



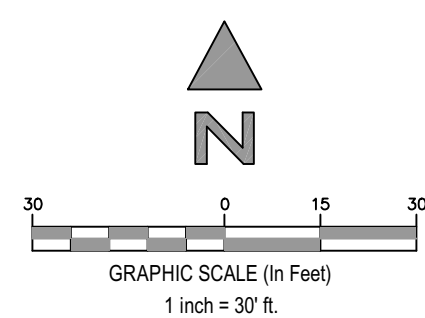
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



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



C-1
R= 100.00' (R)
L= 100.66' (C)
Δ= 57°40'18" (C)
CH= N 61°3'32" W 96.46' (C) 96.25' (R)
LINE TABLE:
L1 N 89°46'46" W 17.13' (C)
17.13' (R)
L2 N 32°18'44" W 100.00' (C)
100.00' (R)



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

PROPERTY ADDRESS:
71 INDIAN TREE DRIVE , HIGHLAND PARK , ILLINOIS 60035

SURVEY NUMBER: IL2406.6485

CERTIFIED TO:
CHICAGO TITLE LAND TRUST #9002346019; CT ;

DATE OF SURVEY: 07/02/24

BUYER: CHICAGO TITLE LAND TRUST #9002346019

LENDER:

TITLE COMPANY: CT

COMMITMENT DATE: **CLIENT FILE NO:** 24CST280503VH

LEGAL DESCRIPTION:
LOT 109 IN BRAESIDE, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE CENTER LINE OF THE PUBLIC HIGHWAY WHICH RUNS NORTHERLY AND SOUTHERLY ACROSS THE SOUTHWEST CORNER THEREOF AND WESTERLY OF THE RIGHT OF THE WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPT THE WEST 1.68 CHAINS OF THE NORTH 6 CHAINS THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1924 AS DOCUMENT NUMBER 237894, IN BOOK "M" OF PLATS, PAGE 69, IN LAKE COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:


- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
 - Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
 - THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<p>ABBREVIATIONS</p> <p>(C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor</p>	<p>FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSBK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land</p>	<p>Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve</p>
---	---	--

JOB SPECIFIC SURVEYOR NOTES:



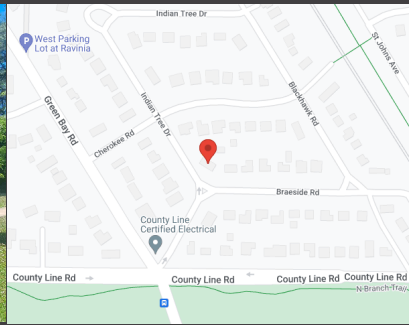
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



CLAS CLERKING
TRUSTED REAL ESTATE CLERKS

IL2406.6485
BOUNDARY SURVEY
LAKE COUNTY



PROPERTY ADDRESS:
71 INDIAN TREE DRIVE , HIGHLAND PARK , ILLINOIS 60035

SURVEY NUMBER: IL2406.6485

DATE SIGNED: 07/02/24 **FIELD WORK DATE:** 6/30/2024

REVISION DATE(S):
(REV.1 7/2/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

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

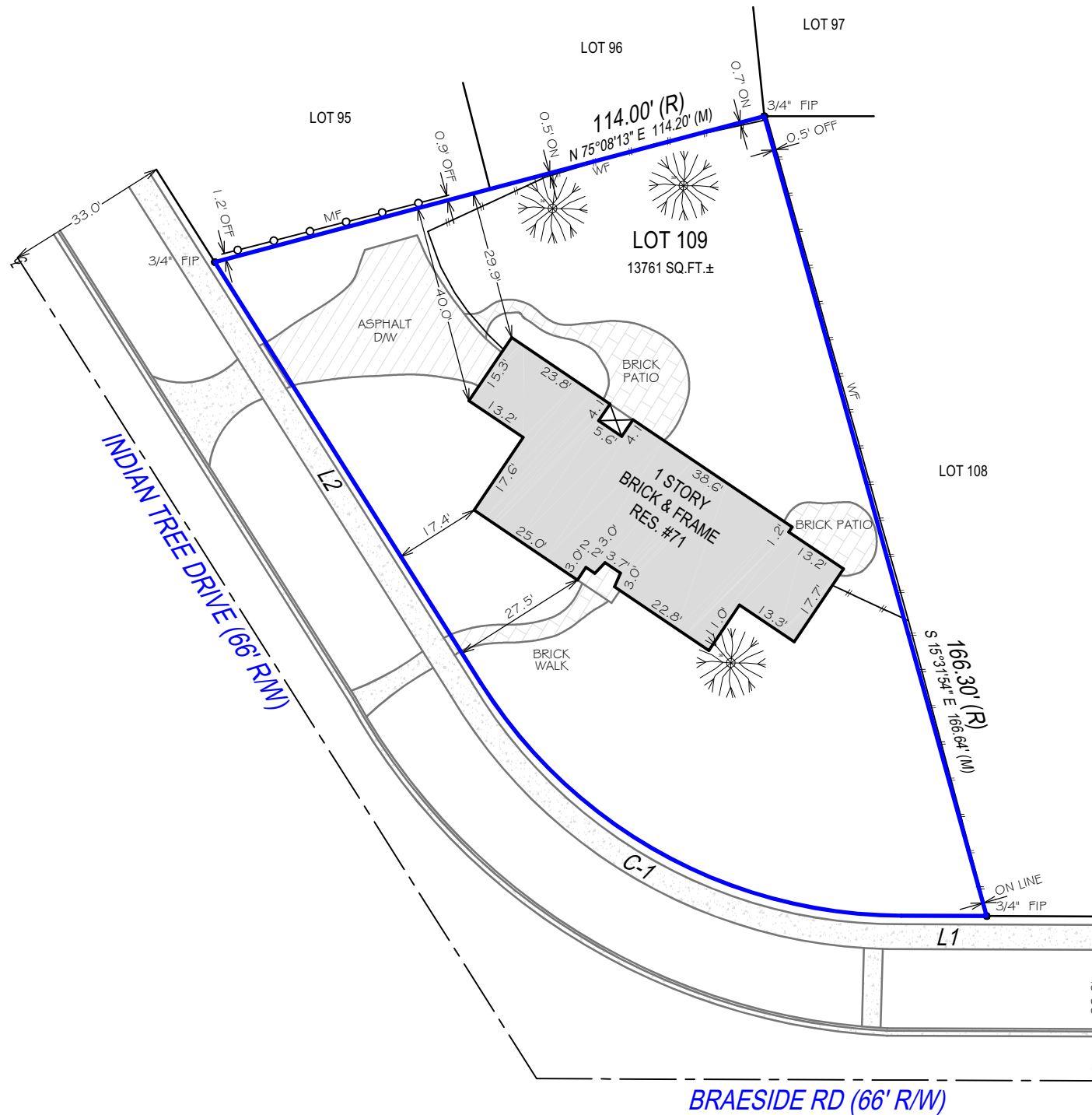
Kenneth Kennedy



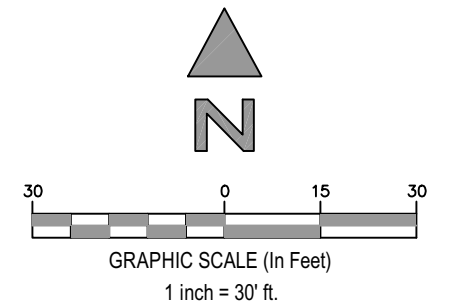
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



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



C-1
R= 100.00' (R)
L= 100.66' (C)
Δ= 57°40'18" (C)
CH= N 61°3'32" W 96.46' (C) 96.25' (R)
LINE TABLE:
L1 N 89°46'46" W 17.13' (C)
17.13' (R)
L2 N 32°18'44" W 100.00' (C)
100.00' (R)



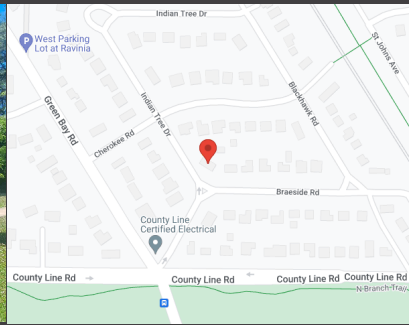
HGB EXISTING
SITE PLAN

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



CLAS CLERKING
TRUSTED REAL ESTATE CLERKS

IL2406.6485
BOUNDARY SURVEY
LAKE COUNTY



PROPERTY ADDRESS:
71 INDIAN TREE DRIVE , HIGHLAND PARK , ILLINOIS 60035

SURVEY NUMBER: IL2406.6485

DATE SIGNED: 07/02/24 **FIELD WORK DATE:** 6/30/2024

REVISION DATE(S):
(REV.1 7/2/2024)

POINTS OF INTEREST
NONE VISIBLE

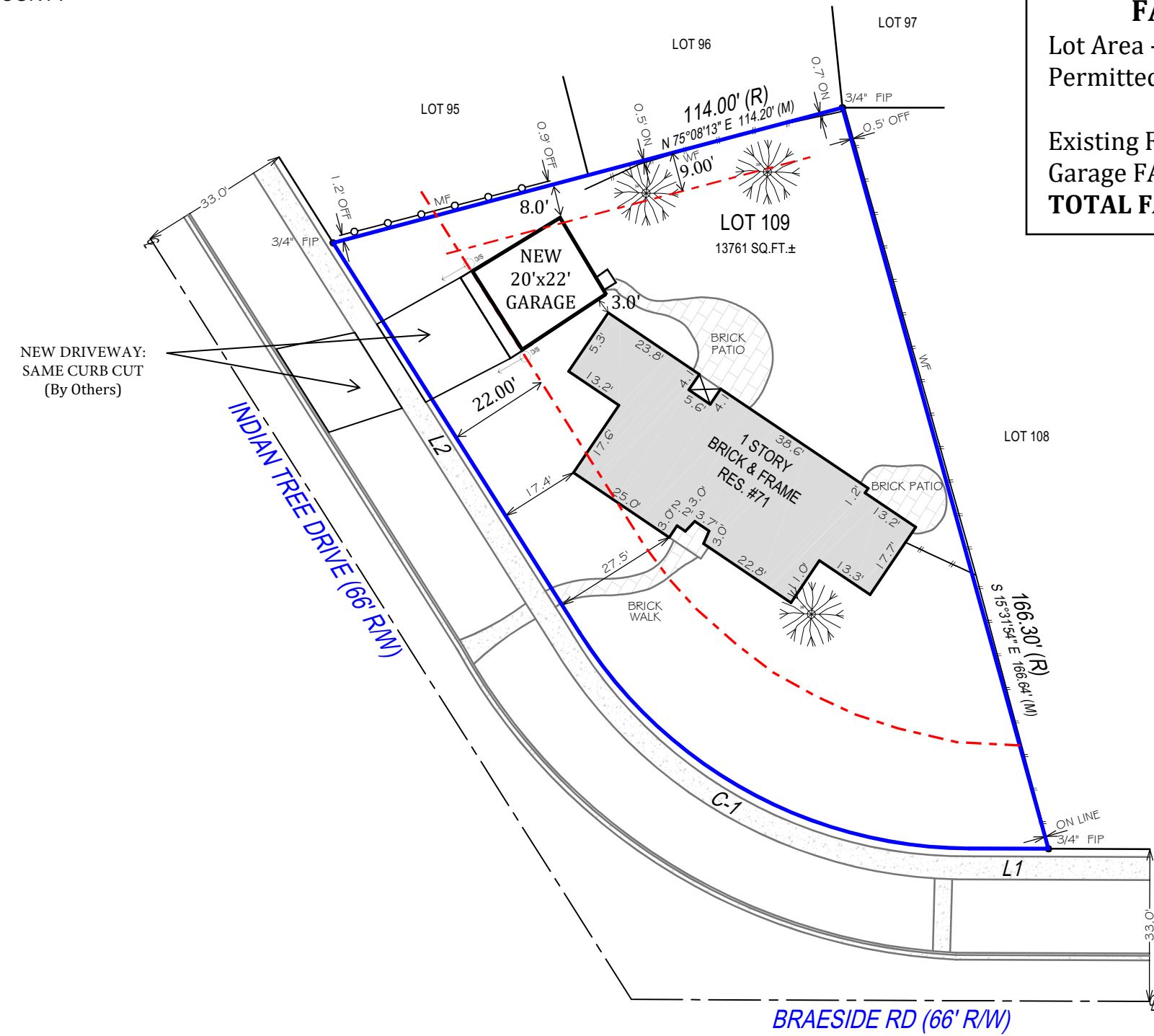
STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

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

Kenneth Kennedy
KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

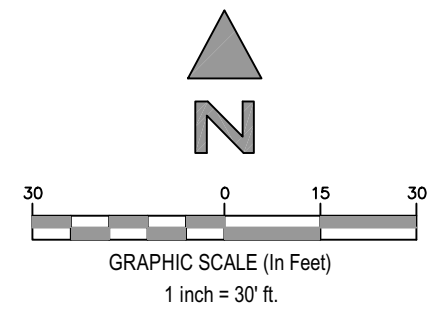
EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



FAR CALULATION:	
Lot Area -	13,761 SF;
Permitted FAR -	4,178 SF
Existing FAR:	2,094.32 SF
Garage FAR:	440.00 SF
TOTAL FAR:	2,534.32 SF

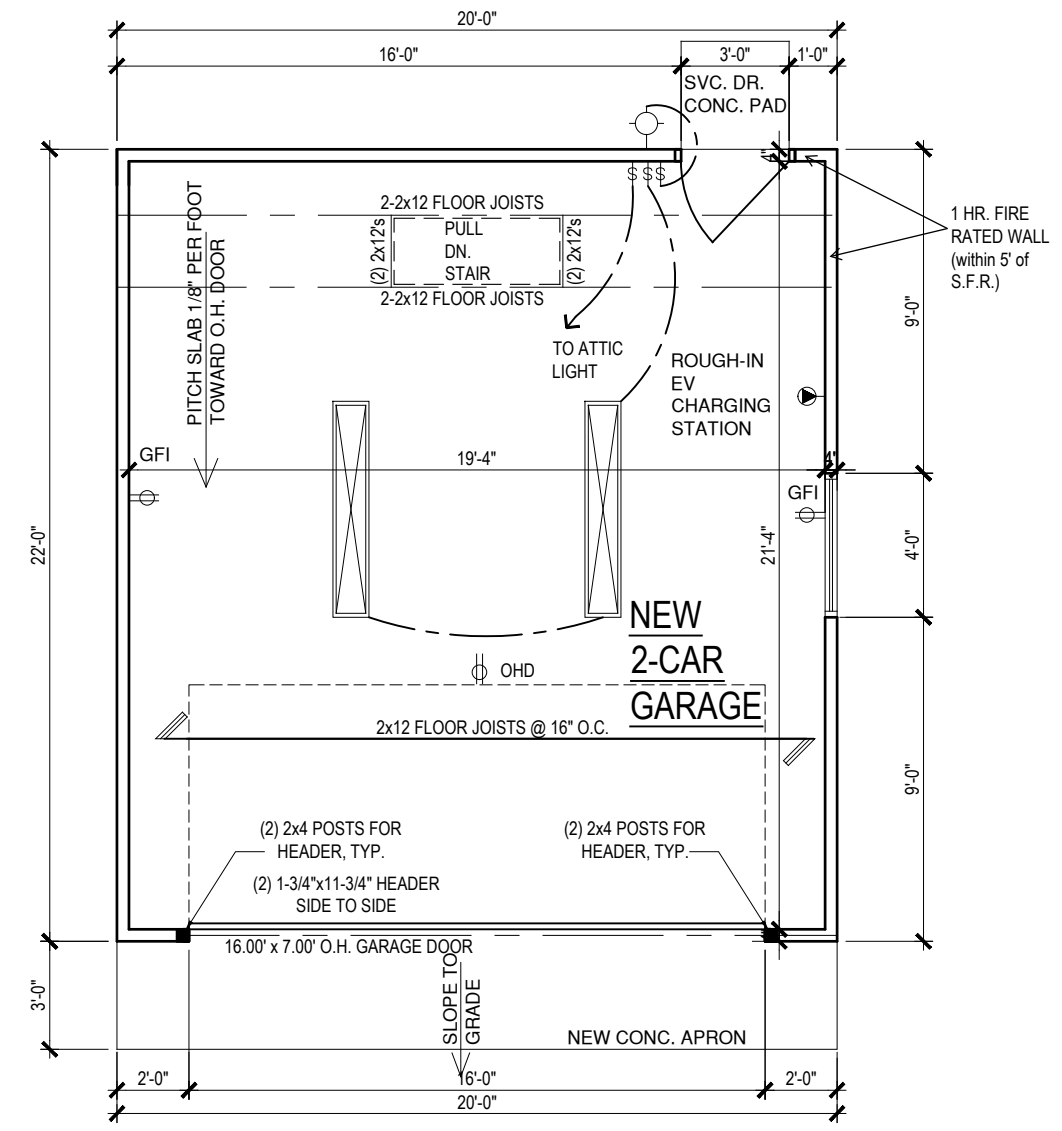
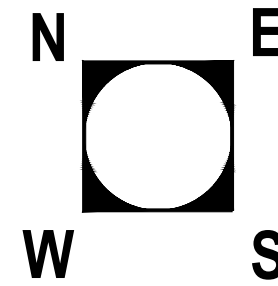
C-1
R= 100.00' (R)
L= 100.66' (C)
Δ= 57°40'18" (C)
CH= N 61°3'32" W 96.46' (C) 96.25' (R)

LINE TABLE:
L1 N 89°46'46" W 17.13' (C)
17.13' (R)
L2 N 32°18'44" W 100.00' (C)
100.00' (R)



HGB PROPOSED SITE PLAN

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



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

ALL CONSTRUCTION TO CONFORM TO:

- 2018 INTERNATIONAL RESIDENTIAL CODE WITH CITY OF HIGHLAND PARK AMENDMENTS
- 2018 INTERNATIONAL BUILDING CODE WITH CITY OF HIGHLAND PARK AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70) WITH CITY OF HIGHLAND AMENDMENTS

ELECTRICAL DETAILS

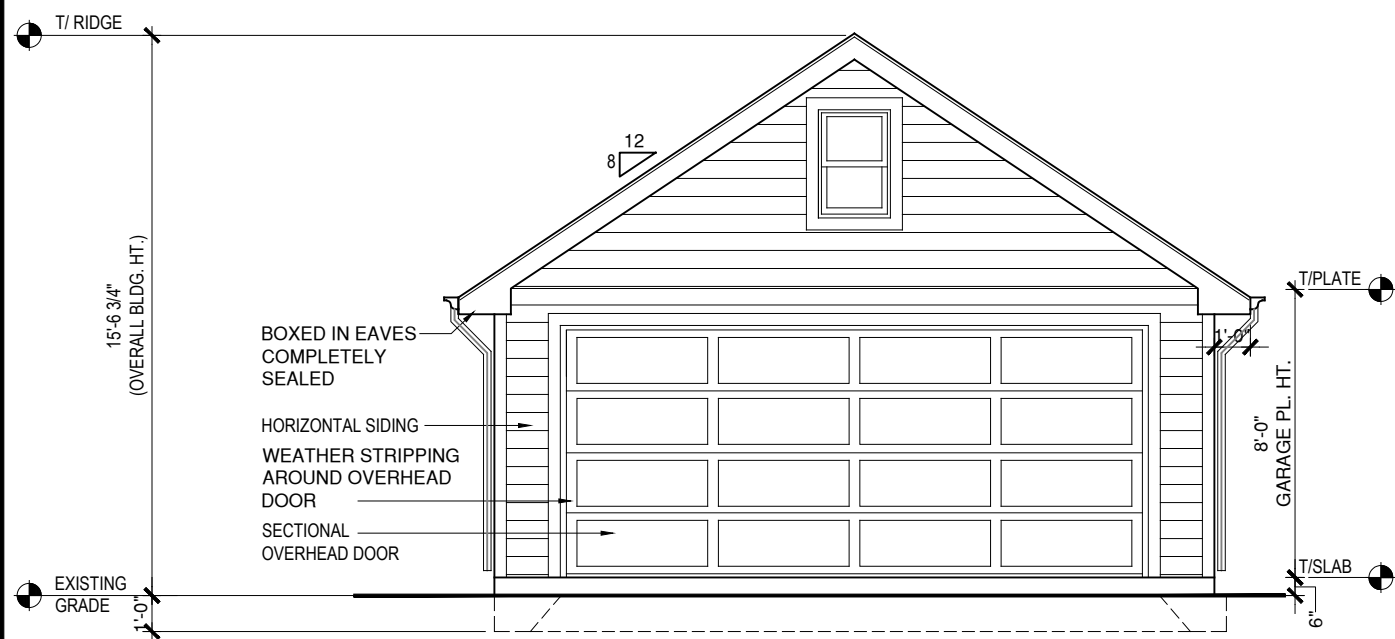
- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 3/4" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO SERVICE PANEL
- PROVIDE DISCONNECT SWITCH



DETACHED GARAGE - GABLE ROOF
71 INDIAN TREE DR., CITY OF HIGHLAND PARK - D. GOLDBERG

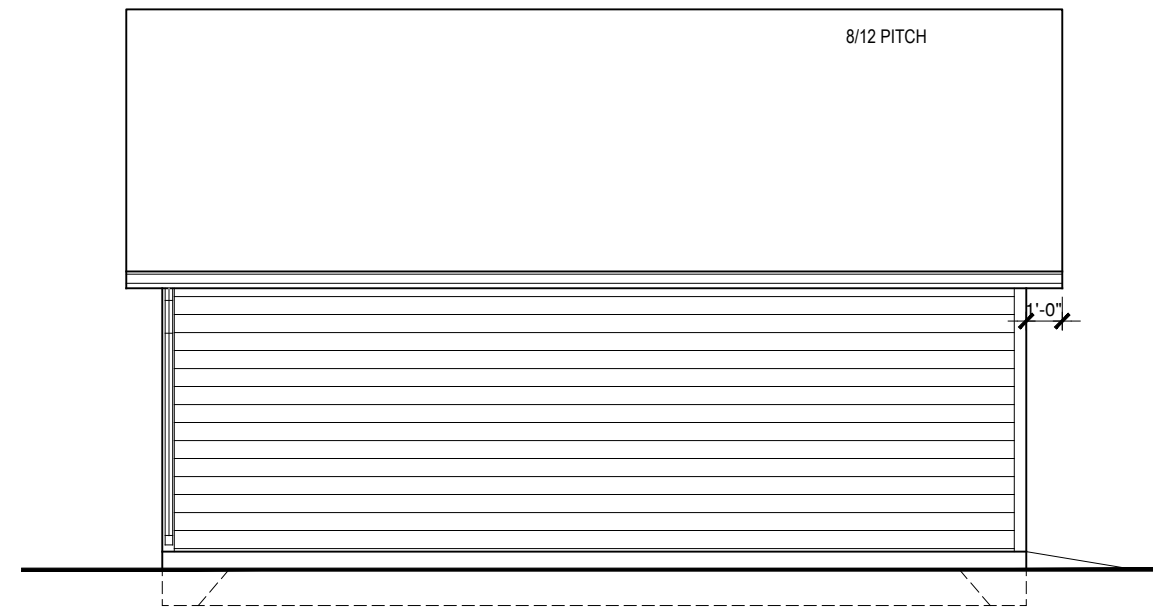
CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
PROPOSED FLOOR PLAN
SHEET NUMBER:
1 OF 5



WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



DETACHED GARAGE - GABLE ROOF
71 INDIAN TREE DR., CITY OF HIGHLAND PARK - D. GOLDBERG

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

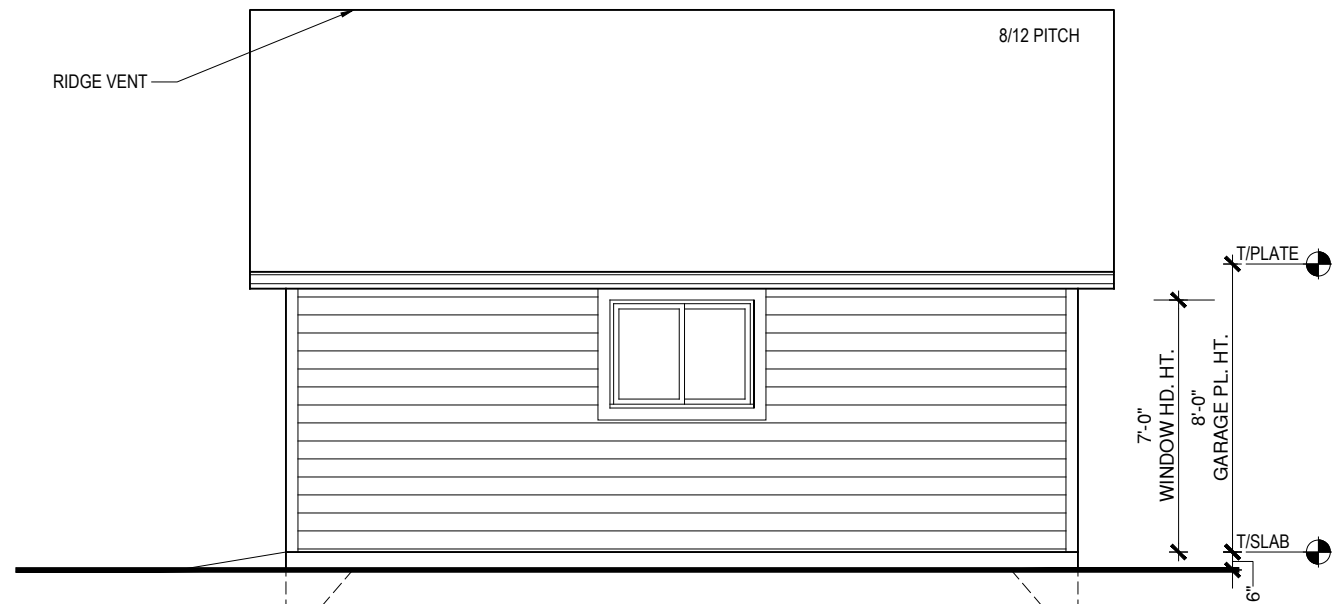
SHEET NAME:
PROPOSED WEST & NORTH ELEVATIONS

SHEET NUMBER:
2 OF 5



EAST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

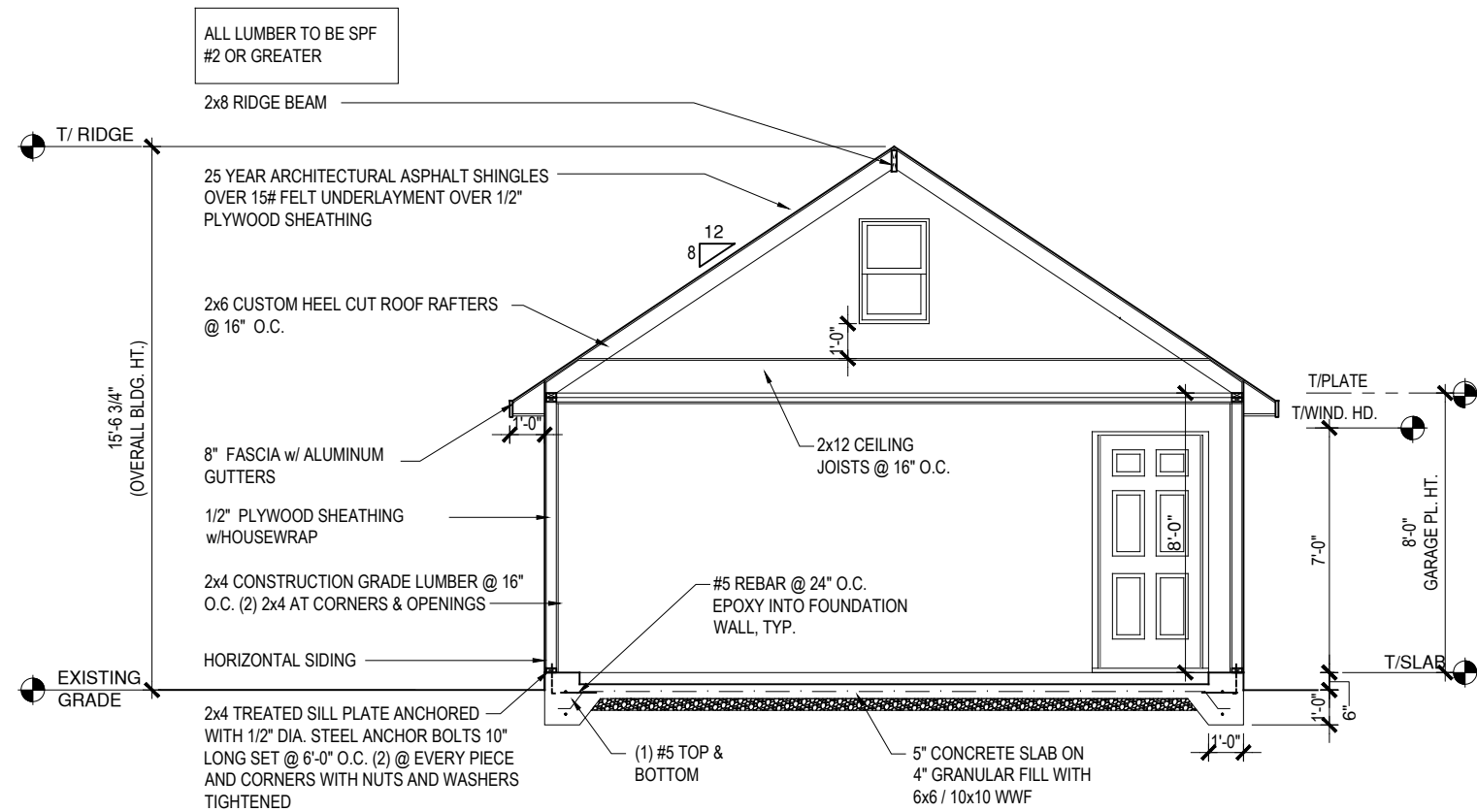


DETACHED GARAGE - GABLE ROOF
71 INDIAN TREE DR., CITY OF HIGHLAND PARK - D. GOLDBERG

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

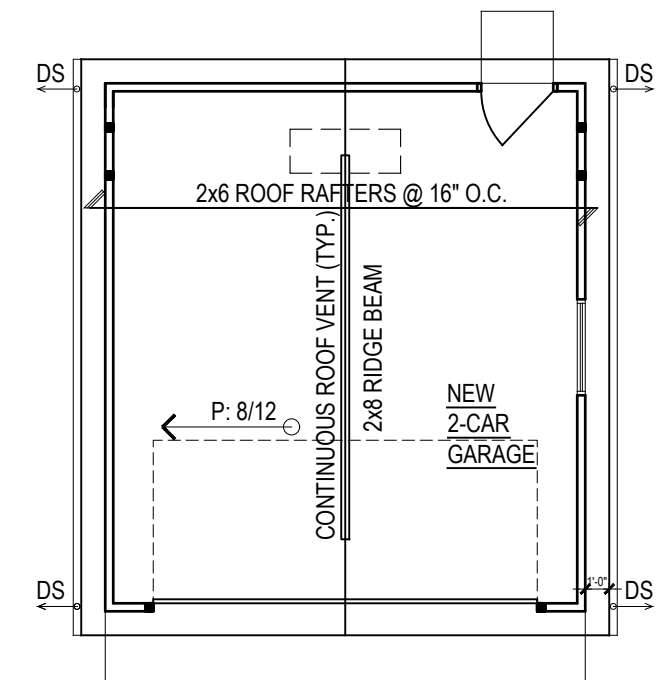
SHEET NAME:
PROPOSED EAST & SOUTH ELEVATIONS

SHEET NUMBER:
3 OF 5



BUILDING SECTION

SCALE: 3/16" = 1'-0"



PROPOSED ROOF PLAN

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



DETACHED GARAGE - GABLE ROOF
71 INDIAN TREE DR., CITY OF HIGHLAND PARK - D. GOLDBERG

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

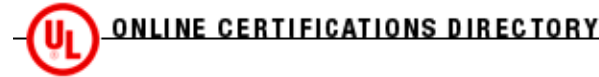
SHEET NAME:
BUILDING SECTION & ROOF PLAN

SHEET NUMBER:
4 OF 5

GARAGE DETAILS

1-HOUR RATED FIRE WALL

GARAGE RETURN BRACE WALL



Design No. U305
BXUV.U305
Fire-resistance Ratings - ANSI/UL 263

Design No. U305

December 07, 2017

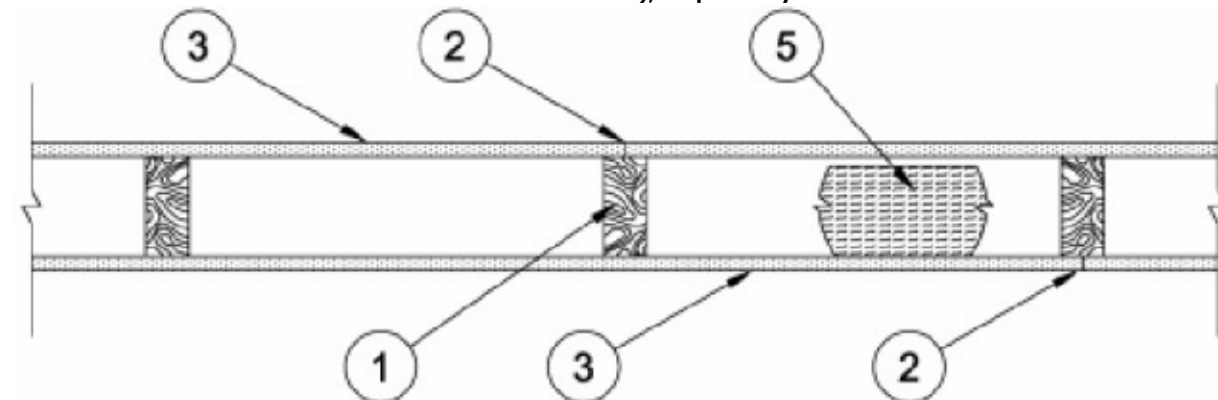
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

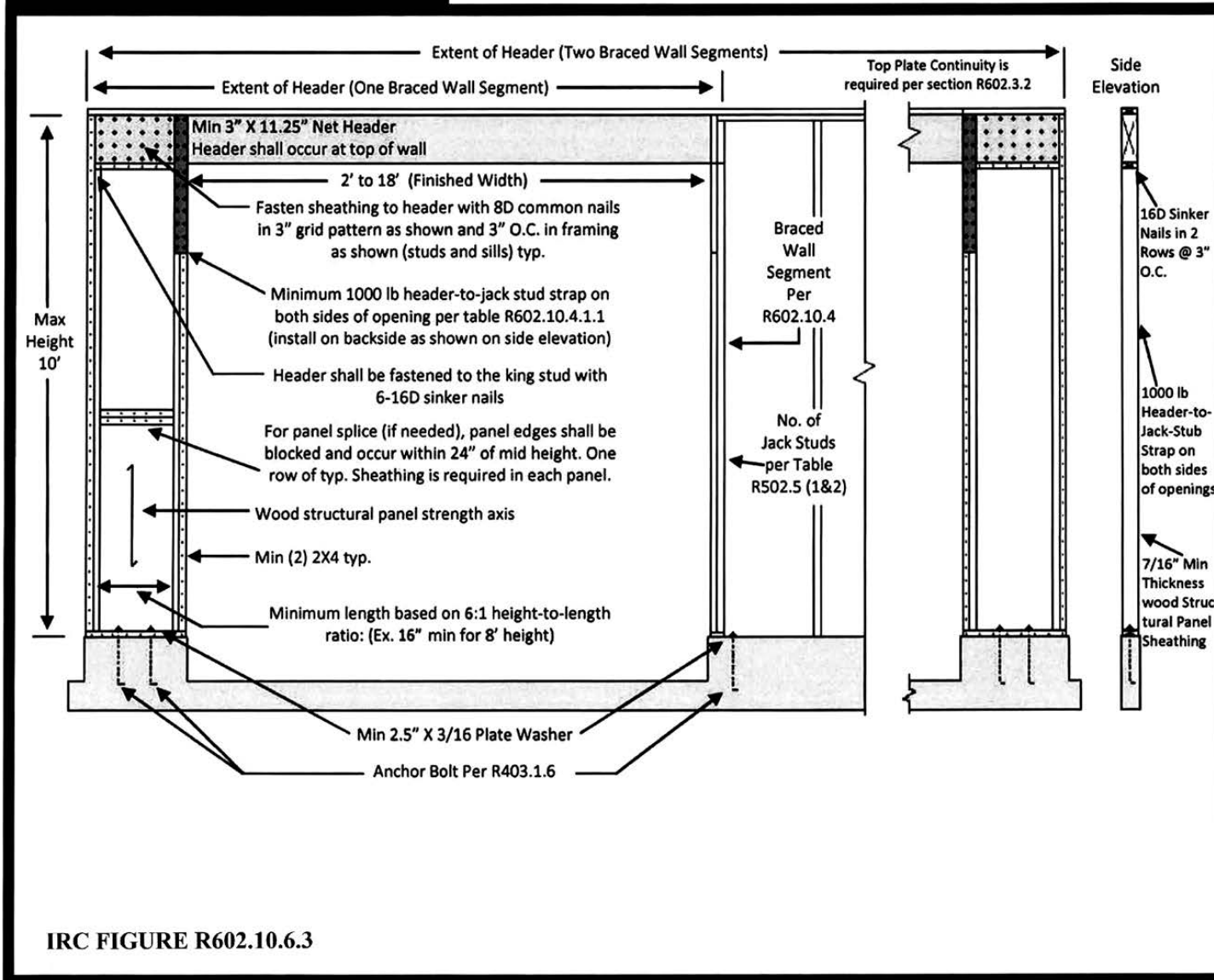
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6, 6A or 6B, **Steel Framing Members***.
4. **Steel Corner Fasteners** — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.
5. **Batts and Blankets*** — (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

Braced Wall Panel Detail



IRC FIGURE R602.10.6.3



DETACHED GARAGE - GABLE ROOF
71 INDIAN TREE DR., CITY OF HIGHLAND PARK - D. GOLDBERG

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
BRACING DETAIL
 SHEET NUMBER:
5 OF 5



After recording, please return to:

City of Highland Park
Department of Community Development
Planning Division
1150 Half Day Road
Highland Park, IL 60035

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

BEFORE THE BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

IN THE MATTER OF THE APPEAL OF
DEBORAH GOLDBERG
FOR VARIATION

APPEAL NO. ZBA VAR-2025-00055

V A R I A N C E A P P R O V A L O R D E R

This order ("**Order**") concerns the petitioner Andrew Venamore of H.G.B at 602 Academy Dr, Northbrook IL on behalf of the owner Deborah Goldberg of 71 Indian Tree Dr, Highland Park, IL 60035, for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park ("**Board**"), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 71 Indian Tree Dr, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order ("**Property**").
2. The Property is currently improved with a single family house.
3. The Property is located within the R5 Zoning District, as established by "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Ordinance**").
4. The Applicant sought the following variations from of Section 150.703 of the City Code (the "**Variation**"), to construct a new detached garage as depicted on the Plans within Exhibit B.
 - a. To encroach into the required side yard setback of 9 feet by 1 foot for a new detached garage;
5. Notice of the time and place of the hearing was duly published in Lake County News-Sun, a newspaper of general circulation in the City, not more than 30 days nor less than 15 days previous to the hearing, in accordance with the Zoning Ordinance and all applicable law.

6. Notice of the hearing was served upon the adjacent and adjoining property owners or occupants, in accordance with the Zoning Ordinance, Section 150.1203, and applicable law.
7. The application was heard by the Board at a public hearing of the Board on October 16, 2025.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(1) of the City Code, to hear and determine the Applicant's request for the Variation.
9. The Applicant entered into the record sufficient evidence of their ownership of the Property.
10. After the conclusion of the public hearing, the Board found that the requested Variation satisfy the standards set forth in Section 150.1205, to the extent required.
11. After the conclusion of the public hearing the Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

A. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section B of this Order, the Applicant's request for the Variation for the Property shall be, and is hereby, approved for the reasons set forth in this Order. The Applicant will be allowed:

- (i) To encroach into the required side yard setback of 9 feet by 1 foot for a new detached garage;

B. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, or any other rights the Applicant may have, the variation granted in Section A of this Order shall be, and are hereby, expressly subject to and contingent upon the construction, use, and maintenance of the Property in compliance with each and all of the following conditions:

i. The construction, development, use, operation, and maintenance of the Property shall comply with the Zoning Ordinance and all other applicable City ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Order.

ii. Except for minor changes and site work approved by the Director of Community Development or the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards, the construction, development, use, operation, and maintenance of the Property shall substantially comply with the following plans:

- a. Proposed Site Plan for 71 Indian Tree Dr by HGB, on a plat of survey dated 07.02.24,
- b. Proposed Elevations for a detached garage at 71 Indian Tree Dr by HGB on page 2 & 3;

C. The Applicant shall permit a copy of this Order to be recorded against the Property in the office of the Lake County Recorder of Deeds. This Order and the privileges, obligations, and provisions contained herein shall inure solely to the benefit of, and be binding upon, the Applicant and their heirs, personal representatives, successors and assigns.

D. This Order shall be valid for a period not to exceed 12 months from the date hereof, unless, within such period and in accordance with this Order, the Applicant commences either (i) erection or alteration of a building or structure, pursuant to a valid building permit for construction on the Property, or (ii) the use contemplated by this Order. In the event that the Applicant obtain a building permit in furtherance of the Variation granted pursuant to this Order, the Applicant shall prosecute all work authorized by the building permit to completion without unnecessary delay.

E. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Order, in addition to all other remedies available to the City, the Variation granted pursuant to this Order shall, at the sole discretion of the Board, by order duly adopted, be revoked and become null and void; provided, however, that the Board may not so revoke such Variation unless it shall first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board. In the event of revocation, the development and use of the Property shall be governed solely by the applicable regulations of the Zoning Ordinance.

Order approved October 16, 2025

ZONING BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

By: _____
Jami Bay, Chairman

5146803_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The subject property commonly known as 71 Indian Tree Dr, Highland Park, Illinois, is legally described as follows:

LOT 109 IN BRAESIDE, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE CENTER LINE OF THE PUBLIC HIGHWAY WHICH RUNS NORTHERLY AND SOUTHERLY ACROSS THE SOUTHWEST CORNER THEREOF AND WESTERLY OF THE RIGHT OF THE WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPT THE WEST 1.68 CHAINS OF THE NORTH 6 CHAINS THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1924 AS DOCUMENT NUMBER 237894, IN BOOK "M" OF PLATS, PAGE 69, IN LAKE COUNTY, ILLINOIS.

PIN: 16-36-416-009-0000

DRAFT

EXHIBIT B

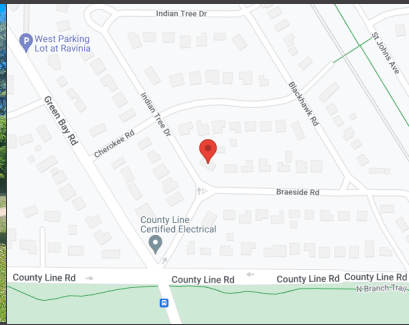
[PLANS]

DRAFT



CLAS CLERKING
TRUSTED REAL ESTATE CLERKS

IL2406.6485
BOUNDARY SURVEY
LAKE COUNTY



PROPERTY ADDRESS:
71 INDIAN TREE DRIVE , HIGHLAND PARK , ILLINOIS 60035

SURVEY NUMBER: IL2406.6485

DATE SIGNED: 07/02/24 **FIELD WORK DATE:** 6/30/2024

REVISION DATE(S):
(REV.1 7/2/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

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

Kenneth Kennedy
KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

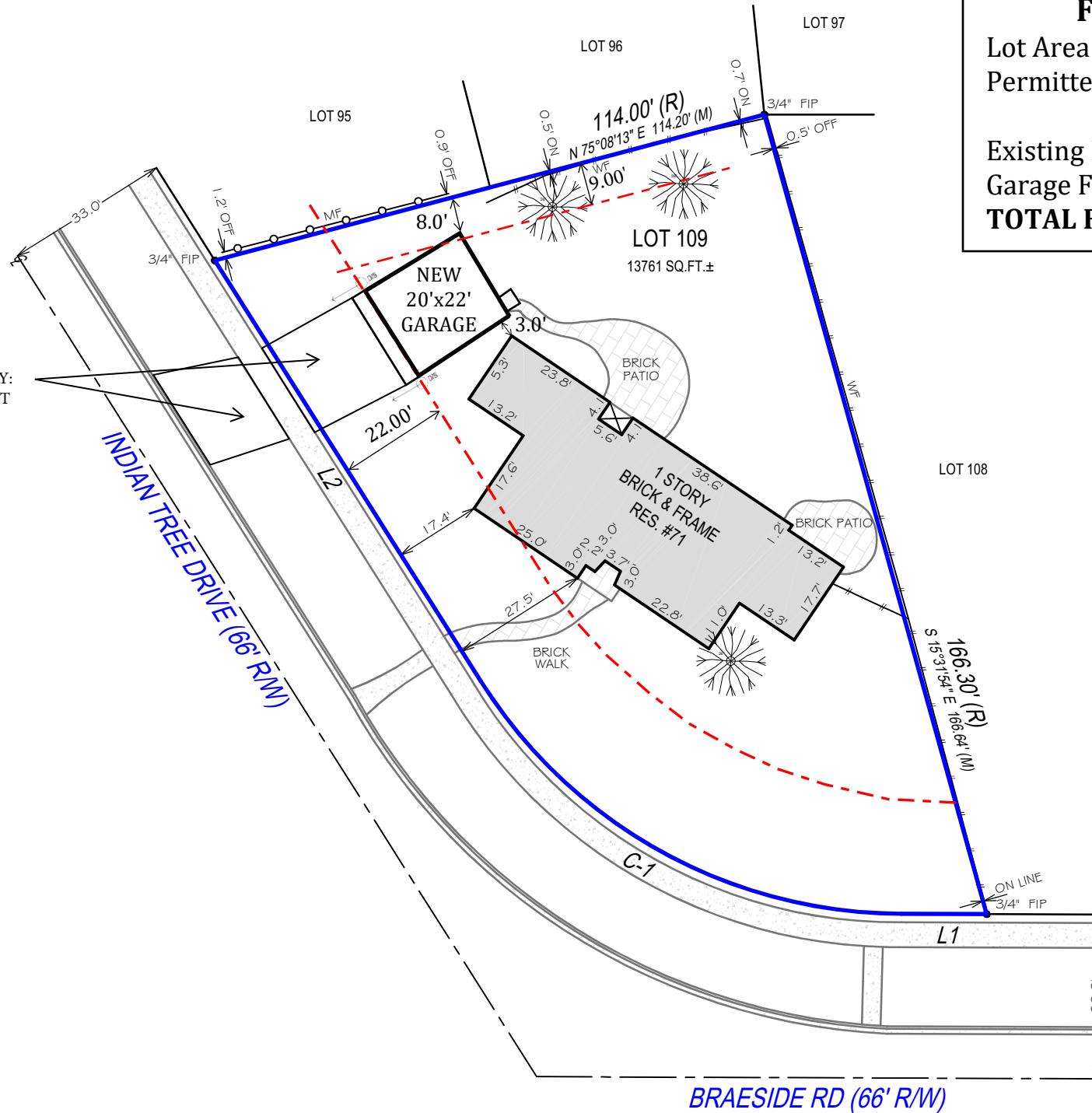
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



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

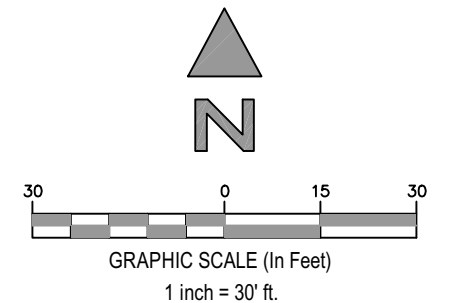


NEW DRIVEWAY:
SAME CURB CUT
(By Others)



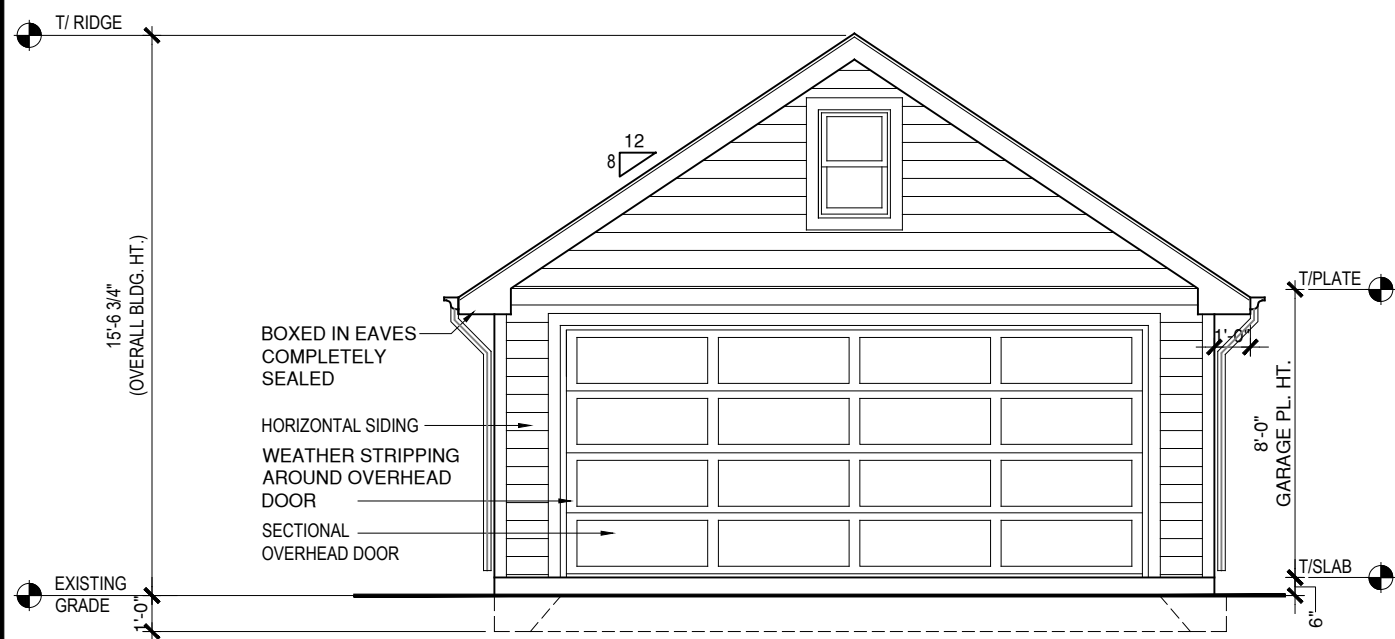
FAR CALULATION:	
Lot Area -	13,761 SF;
Permitted FAR -	4,178 SF
Existing FAR:	2,094.32 SF
Garage FAR:	440.00 SF
TOTAL FAR:	2,534.32 SF

C-1
R= 100.00' (R)
L= 100.66' (C)
Δ= 57°40'18" (C)
CH= N 61°3'32" W 96.46' (C) 96.25' (R)
LINE TABLE:
L1 N 89°46'46" W 17.13' (C)
17.13' (R)
L2 N 32°18'44" W 100.00' (C)
100.00' (R)



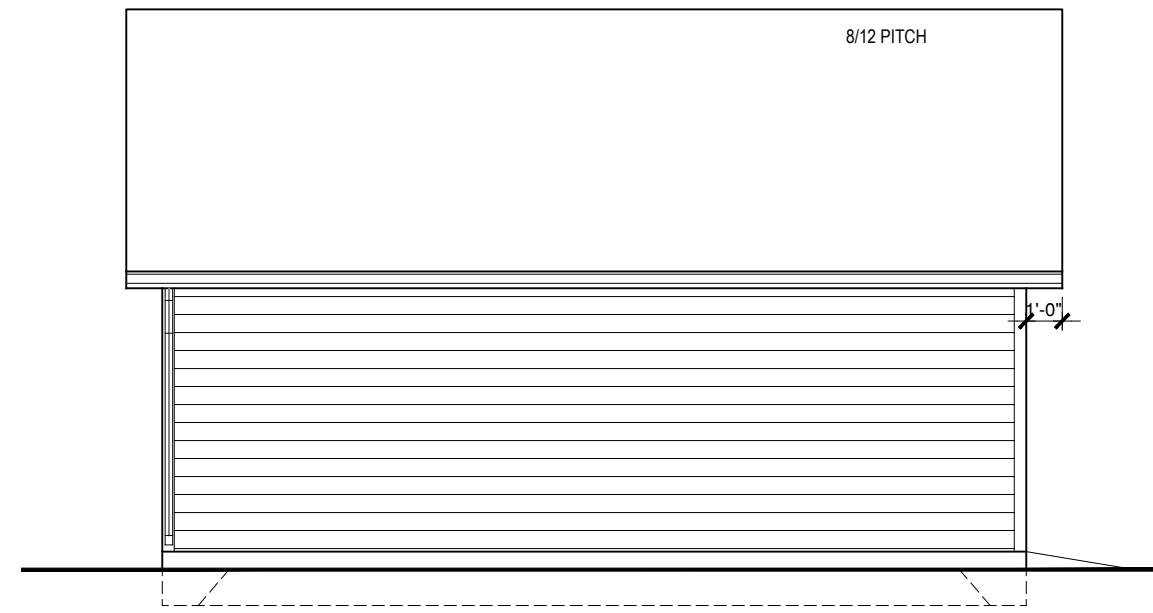
HGB PROPOSED
SITE PLAN

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



WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



DETACHED GARAGE - GABLE ROOF
71 INDIAN TREE DR., CITY OF HIGHLAND PARK - D. GOLDBERG

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

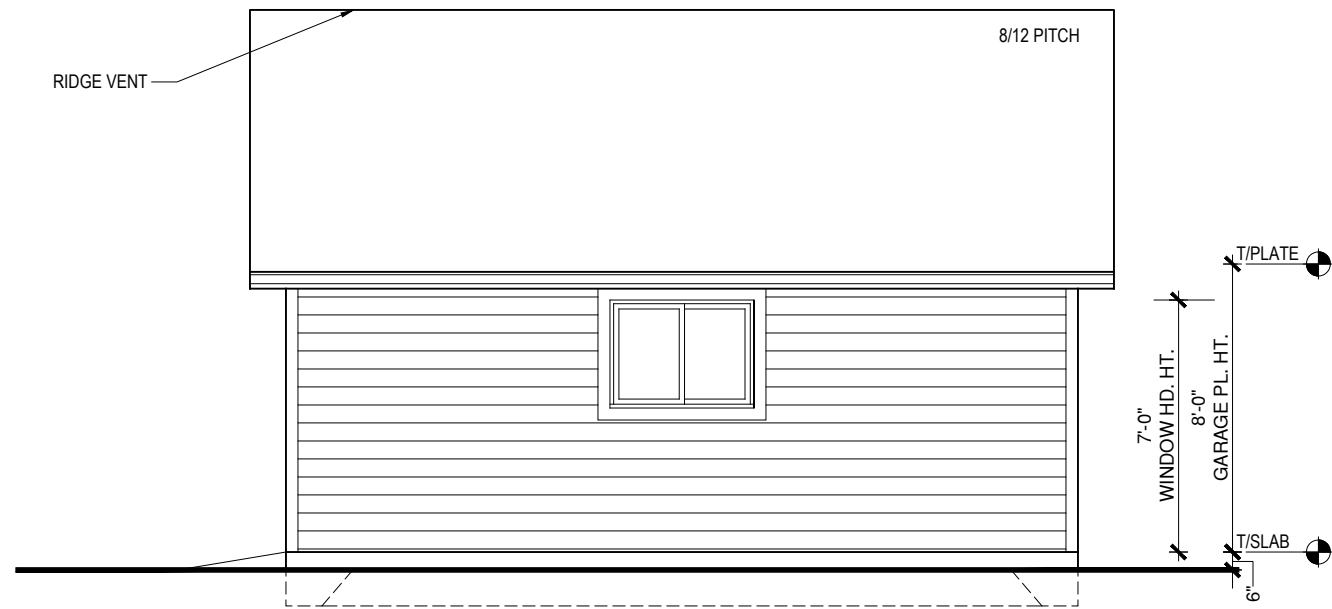
SHEET NAME:
PROPOSED WEST & NORTH ELEVATIONS

SHEET NUMBER:
2 OF 5



EAST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



DETACHED GARAGE - GABLE ROOF
71 INDIAN TREE DR., CITY OF HIGHLAND PARK - D. GOLDBERG

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
PROPOSED EAST & SOUTH ELEVATIONS

SHEET NUMBER:
3 OF 5