

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular meeting of the Zoning Board of Appeals of the City of Highland Park is scheduled to be held at the hour of 7:30 P.M. on Thursday, February 19, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

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.

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

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

**CITY OF HIGHLAND PARK
ZONING BOARD OF APPEALS**

Public Hearing
Thursday, 02/19/2026 - 7:30 P.M.
Council Chambers
City Hall, 1707 St Johns Avenue, Highland Park, Illinois

AGENDA

- 1) **Call to Order**
- 2) **Approval of Minutes**
 - a) 01/15/2026 Zoning Board of Appeals Draft Minutes
- 3) **Business from the Public**
- 4) **Old Business**
- 5) **New Business**

<ul style="list-style-type: none"> a) #VAR-2026-00059 Property: 363 Woodland Rd Zoning District: R5 	Appellant: Debra and Barry Kravitz Address: 363 Woodland Rd, Highland Park, IL 60035
--	---

The petitioners and owners, Debra and Barry Kravitz, 363 Woodland Rd, 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 encroach into the Established Building Setback.

<ul style="list-style-type: none"> b) #VAR-2026-00060 Property: 1550 Musuem Dr Zoning District: R2 	Appellant: Ronald Nisson Address: 1550 Museum Dr, Highland Park, IL 60035
---	--

The petitioner and owner Ronald Nisson of 1550 Museum Dr, Highland Park, Illinois 60035, requests by authority of Section 173.030, of the Highland Park Code, variations of provisions of Section 173.010(C), to exceed the maximum allowable four feet fence height requirement.

- 6) **Staff Report**
- 7) **Miscellaneous**
- 8) **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, January 15, 2026

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

CALL TO ORDER

At 7:30 p.m., Chairperson Yablon called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Chairperson Yablon; Commissioners Aronoff, Harmelech, Treshansky, Weisberg, & Zaransky

Commissioner Absent: Chase

Councilmember Absent: Center

Student Council Present: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Mike Salazar, Sales Associate/Platinum Pool

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

Chairperson Yablon welcomed new Student Commissioner, Zoe Heller.

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – November 20, 2025

Commissioner Weisberg moved to approve the November 20, 2025, regular meeting minutes as drafted. Commissioner Treshansky seconded the motion.

On a roll call vote

Voting Yea Chairperson Yablon; Commissioners Aronoff, Treshansky, Weisberg, & Zaransky

Voting Nay: None

Abstain: Harmelech

Chairperson Yablon declared that the motion passed 5-0.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

1
2 **OLD BUSINESS**

3 There was no Old Business.
4

5 **NEW BUSINESS**

6 1. #VAR-2025-00058

7 Property: 2021 Old Briar Road
8 Zoning District: R4

Appellant: Bogdan Opanasyuk
Address: 2021 Old Briar Road, Highland Park, IL 60035

9
10 The petitioner and owner, Bogdan Opanasyuk, 2021 Old Briar Road, Highland Park, IL 60035 requests by
11 authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, variations of provision Section
12 150.703, to encroach into the required side-yard setback for a pool and accessory structures.
13

14 Planner Hoffmann reviewed the proposal:

- 15 • Project Background
 - 16 ○ R4 zoning district
 - 17 ○ relief for a pool, pool equipment (buried underground), and gazebo
- 18 • Site Location
- 19 • Aerial View was shown
- 20 • Plat of Survey
- 21 • Property Photos were displayed
- 22 • Proposed Work
- 23 • Elevations were illustrated
 - 24 ○ 6 ft. fence is proposed; not for discussion tonight
- 25 • Other Comments
 - 26 ○ one public comment
- 27 • Review

28
29 Some ZBA comments for Staff are.....

- 30 • Commissioner Treshansky asked if the current owner built this house. Planner Hoffmann said no, a
31 company built the house prior to current ownership.
- 32 • Commissioner Zaransky asked if equipment would be in the gazebo footprint. Planner Hoffmann
33 said it would be underneath the gazebo, underground.
34

35 Chairperson Yablon swore in Petitioner Mike Salazar, Sales Associate with Platinum Pool who noted there
36 are two frontages which reduces buildable space. The concern is having the pool near the foundation.
37

38 Some ZBA comments for Petitioner are.....

- 39 • Commissioner Zaransky asked/stated:
 - 40 ○ how deep the pool is. Mr. Salazar said 6' deep.
 - 41 ○ how far the pool is from the current house. Mr. Salazar replied 17'.
 - 42 ○ other engineers stated pools can be 5.5' from a foundation. He wonders what the hardship
43 is, and asked if the pool could be moved in the buildable footprint. Mr. Salazar informed
44 that his company typically goes 15-20' away from the house.
 - 45 ○ for an explanation on the pit and hardship for the gazebo. Mr. Salazar explained the pool
46 equipment vault is a buried concrete structure with drainage and lighting. He said there
47 could be a different location.

- 1 ○ if there is a sump pump. Mr. Salazar said yes, there is drainage. He could provide more
- 2 information.
- 3 ○ if there is an exhaust. Mr. Salazar responded yes, further detail could be provided.
- 4 ● Commissioner Treshansky asked if moving the pool or shrinking it was considered. Mr. Salazar
- 5 shared the pool initially was designed at 20x40. He noted the result ended up being 14x40.
- 6 ● Chairperson Yablon asked if the foundation begins at the end of the porch or house. Mr. Salazar said
- 7 he is unsure.
- 8 ● Commissioner Aronoff asked if the pit could be moved. Mr. Salazar advised he could inquire, and
- 9 noted equipment would be buried.
- 10 ● Student Commissioner Heller asked if the gazebo and pit could be moved closer to the house. Mr.
- 11 Salazar stated he is unsure about the gazebo. Planner Hoffmann said in 2023-2024, the holding
- 12 company owned the house. He shared the owner built the house in 2025.
- 13 ● Commissioner Weisberg asked/said:
- 14 ○ how close the pool is to the objecting neighbor. Planner Hoffmann said 12.5' to the property
- 15 line.
- 16 ○ the other neighbor had no comments. That neighbor raised his hand from the audience.
- 17 ● Commissioner Harmelech asked if the rest of the neighbors are 12' away. Planner Hoffmann said
- 18 they are generally more than 12' away, and noted it depends on their lot size.

19
20 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. The following came
21 forward:

- 22 ● Marc Siegel stated he has lived on Red Oak for 15 years and in the area for 36 years. He shared he
- 23 spoke with the owner who wasn't the original developer. Mr. Siegel raised standard #5 in the code
- 24 regarding affecting neighboring properties. He said he would be impacted as the pool would be in
- 25 view from their kitchen. Neighbors share common property lines. They are concerned with grading
- 26 and flooding; would be helpful to know this information in advance. Mr. Siegel understands this
- 27 may come later with engineering review. The shared neighbor has significant flooding as do others.
- 28 With more impervious area, there could be more flooding. The view is also a concern as well as the
- 29 vault with exhaust and noise from the pump, as it is near their kitchen. He noted there was a lot of
- 30 buckthorn, so landscaping is more desirable than the proposed wall (wrought-iron fence, etc.). The
- 31 gazebo would be a concern, as they would be viewing it. Other pools have landscaping. Mr. Siegel
- 32 would like further detail before an informed decision is made; creative options.

33
34 Chairperson Yablon asked if Mr. Siegel is concerned about light supply. Mr. Siegel replied no, he did
35 not perform a light analysis. He shared there originally was a pitched roof, and now there is a flat
36 roof, so that may omit any light concern. Though he then said he feels these items may block light.

37
38 Mr. Salazar stated it is part of the process to have an engineering review and landscape plan which
39 wasn't required.

40
41 Final ZBA comments are.....

- 42 ● Commissioner Harmelech asked how bad the exhaust is. Mr. Salazar advised he could obtain that
- 43 information.
- 44 ● Commissioner Treshansky said, at this juncture, he would vote no due to the encroachment; a big
- 45 ask. He would like to see the pool be closer to the house to limit the ask. He shares neighbor
- 46 concerns.

- Commissioner Zaransky concurred. He said he would decouple the pool and gazebo; move closer to the house. The hardship didn't really address the standards; doesn't see a hardship for the gazebo. Equipment should be placed by-right. Commissioner Zaransky is not in favor.
- Commissioner Weisberg concurred. The hardship is building a pool too close to the house. There is nothing unique; perfect location for a pool doesn't exist. He would like to see this continued with alterations presented. Commissioner Weisberg is not in favor.
- Commissioner Aronoff concurred and would like engineering input.
- Commissioner Harmelech concurred and would like to see the owner speak with neighbors and pool contractor to devise a better plan.
- Chairperson Yablon concurred, and stated the standards have not been met. She thanked the owner for speaking with neighbors.
- Student Commissioner Heller said this plan could decrease neighbors' property values.
- Commissioner Zaransky asked, and Planner Hoffmann said if more information is provided, Engineering Staff could provide comments.

Planner Hoffman wonders if the pool and gazebo could be separated. Chairperson Yablon said the pool equipment would still be buried. Planner Hoffmann said the pool would still require a variance.

Commissioner Zaransky stated a conceptual landscape plan could be provided. Planner Hoffmann advised he would express that to the Petitioner.

- Commissioner Weisberg said it would help if the gazebo was gone.
- Commissioner Aronoff concurred that would be less of an ask.
- Chairperson Yablon asked, and Planner Hoffmann said fence information could be added to the proposal.
- Commissioner Zaransky said he is not expecting the Petitioner to spend money on plans. Mr. Salazar said the owner is working on landscape plans.

Commissioner Treshansky moved to continue this matter to a date uncertain. Commissioner Harmelech seconded the motion.

On a roll call vote

Voting Yea Chairperson Yablon; Commissioners Aronoff, Harmelech, Treshansky, Weisberg, & Zaransky

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously. Planner Hoffmann stated the Applicant will re-notice the meeting for neighbors.

STAFF REPORT

There is no Staff Report.

MISCELLANEOUS

Chairperson Yablon reminded everyone that the ZBA should follow Roberts Rules of Order.

ADJOURNMENT

1 Commissioner Treshansky moved to adjourn the meeting at 8:20 p.m. Commissioner Weisberg seconded
2 the motion.

3

4 On a voice vote

5 Voting Yea Chairperson Yablon; Commissioners Aronoff, Treshansky, Weisberg, Yablon, &
6 Zaransky

7 Voting Nay: None

8

9 Chairperson Yablon declared that the motion passed unanimously.

10

11 Respectfully Submitted,

12

13

14 Gale Cerabona

15 Recorder

16

17 **MINUTES OF NOVEMBER 20, 2025, WERE APPROVED WITHOUT CORRECTIONS.**

DRAFT

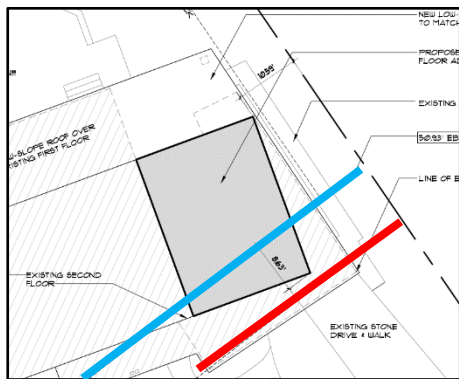
Date: February 19, 2026
To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
From: Patrick Hoffmann, Planner II & Staff Liaison
Subject: 363 Woodland Rd Application Summary

APPLICATION SUMMARY:

The petitioners and owners, Debra and Barry Kravitz, (**the “Applicant”**) of 363 Woodland Rd, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, variation of provision Section 150.711 to encroach into the Established Building Setback (EBS) for a new addition. The subject property is located within the R5 zoning district and according to Lake County Assessor’s Office the home was built in 1935.

The Applicant seeks relief from Section 150.711 by authority of Section 150.1204(A)(1):

- (i) To encroach into the Established Building Setback of 50.93 feet by 8.63 feet for a new addition;



The applicant is proposing a new 554 SF second floor addition to the existing home. This addition will encroach into the EBS of 50.93’, but will sit outside of the required minimum front yard of 40’. The first floor of the existing home currently encroaches into the 40’ minimum front yard requirement and the applicant is not matching this encroachment. Only a variation to the EBS is required.

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

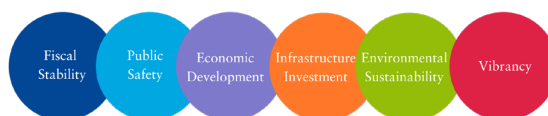
NEIGHBOR & CITY COMMENTS:

- There are no additional comments from other city staff.
- 8 public comments in support have been submitted which you can find attached below.

ATTACHMENTS:

- Location Map & Copy of Legal Notice
- Applicant’s Packet
- Draft Approval Order¹

¹ All Approval Orders are to be considered drafts and are not a recommendation by City Staff. The Board may approve, approve with conditions, deny, or continue an application.



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: 363 Woodland Road	
Property's Current Zoning: R-5	Property's Current Use: Single Family Home
Lot/Tract Area (SF):	Minimum Lot Area for Applicable Zoning District (SF): 12,000 sq. ft.
Legal Description (note if attached): See attached	
Brief Project Description: construct a room over an existing garage	

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

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name:	Debra Kravitz and Barry S. Kravitz
Address (City, State, ZIP):	363 Woodland Road, Highland Park, IL 60035
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property):	same
Address (City, State, ZIP):	
Attorney or Representative Counsel	
Contact Name:	Calvin Bernstein
Address (City, State, ZIP):	484 Central Avenue, Suite 202, Highland Park, IL 60035
Architect/Builder	
Contact Name:	Scott Grobarek
Address (City, State, ZIP):	13705 W. Irma Lee Ct. Ste. 100 Lake Forest, Illinois 60045



PROPERTY OWNER SIGNATURE			
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.			
Property Owner	Date	Petitioner (If Other Than Property Owner)	Date
<i>[Signature]</i>	1/15/26		
Sworn to before me this 15th day of January , 20 26 .	Sworn to before me this _____ day of _____, 20_____.		
Notary	<div style="border: 2px solid black; padding: 5px; text-align: center;"> OFFICIAL SEAL CALVIN A. BERNSTEIN Notary Public - State of Illinois My Commission Expires 08/01/2026 </div>		

PROJECT INFORMATION

Height Calculations (see: "Useful Definitions" sheet)

Maximum Allowable Height per Zoning District (feet): 32'	Maximum Height of Proposed Structure (feet): 23' 11"
Floor Area Ratio (F.A.R.) Calculations (see: "Useful Definitions" sheet)	
Allowable Floor Area (SF): 4,424	Allowable F.A.R. (%): 30%
Total Existing Floor Area (SF): 3,274	Existing F.A.R. (%): 22.25%
Area of Addition or Garage (SF): 554	Proposed F.A.R. (%): 26.02%
Total Proposed Floor Area (SF): 3,828	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): 40'	Encroachment into the minimum front yard (feet): n/a
Established Building Setback (feet): 50.93'	Encroachment into the established building (feet): 8.63'

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:

**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, February 19, 2026, 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-2026-00059

Petitioner: Debra and Barry Kravitz
Zoning District: R5
Subject Property: 363 Woodland Rd
Highland Park, Illinois 60035

The petitioners and owners, Debra and Barry Kravitz, 363 Woodland Rd, 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 encroach into the Established Building Setback.

The Subject Property, commonly known as 363 Woodland Rd, is legally described as follows:

Lot 1 (except that part described as follows: commencing at the point of the common intersection of lots 1,2, and 3 of the wood lands subdivision of lot 4; thence northwesterly on the line between lots 1 and 2 as shown by the record plat thereof, 21.46 feet for a point of beginning; thence in a northwesterly direction on the line between lots 1 and 2 as shown by the record plat thereof; 63.43 feet to a point in the northwesterly boundary of lots 1 and 2, 93 feet northeast of the northwest corner of lot 1, according to the plat thereof, thence in a southwesterly direction along the northwest boundary of lot , 10 feet; thence in a southeasterly direction to the point of beginning) in woodlands subdivision of lot 4 in Ravinia woods a subdivision of the southwest quarter of the northeast quarter of section 36, township 43 north, range 12 east of the third principal meridian (except railroad rights of way) and of lot 4 in nelson’s addition to Ravinia woods in the north half of the northeast quarter of section 36, township 43 north, range 12 east of the third principal meridian, according to the plat thereof, recorded January 13, 1928, as document 311,523, in book “S” of plats, page 49, in lake county, Illinois. .

PIN: 16-36-205-096-0000

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 | Alexis Yablon, Chairman

CITY OF HIGHLAND PARK
ZBA Application
Letter of Situation and Hardship

RE: 363 Woodland Road in Highland Park

TO: Zoning Board of Appeals

363 Woodland Road is the home of Debra and Barry S. Kravitz. The existing home is considered non-conforming as the one-story garage encroaches into the 40' minimum front yard setback by approximately 2' and into the established front yard setback by almost 13'. Furthermore, significant front yard landscaping exists screening the home's front from the street. The home's existing primary bedroom and bathroom located on the second floor are undersized with limited closet space. The owners desire to update their primary bedroom and bathroom to provide more usable rooms consistent with modern living so as to ensure that the house remains relevant for future generations. The only logical place to increase the space for the primary bedroom and bathroom is over the existing non-conforming one-story garage. To minimize the appearance of additional bulk and to line up the new second story addition roof line with the existing second floor roof line, the proposed new addition is designed to allow for a step back on the second story over the first floor by approximately 4 feet. Thus, the new second floor addition will not encroach into the 40' minimum front yard setback and will be less of an encroachment into the established front yard setback. As proposed, this improvement, among many others that do not require a variance, will update the existing home to allow the family to achieve their goal of more usable indoor family living space to accommodate a modern lifestyle while preserving the existing streetscape.

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, the owners simply desire to improve their home for their personal use. They have no intention of selling their home, thus, they seek to improve the home for their use and enjoyment and not to further a desire to make more money from the property. Without the variance and the corresponding renovation, the property cannot yield a reasonable return if permitted to be used only under the condition set forth in the zoning code. Without periodic updating, the existing home could lose its value. There are many tear downs on the street and failing to update the current non-conforming home to allow for a larger primary bedroom and bathroom could lead to it not yielding a reasonable return if permitted to be used only under the conditions set forth in the code. Thus, the renovations, including a new primary bedroom and bathroom, would allow the owners to create value to preserve the existing home, thereby allowing them to receive a reasonable return on their investment.
2. The owners' plight is due to unique circumstances, and the proposed variations will

not merely serve as a convenience but instead 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 existing non-conforming home already encroaches in the encroaches into the 40' minimum front yard and into the established front yard setback by almost 13'. The variance request is less of an encroachment than the existing condition. This situation contains unique challenges and makes it impossible to update the home without requesting the established front yard setback relief. The unique physical surrounding of how the house is sited on this lot and the home's layout drive this request, wherein the house is existing non-conforming. Therefore, due to the unique site context of the lot, 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 owners would be able to construct their additions without seeking a variance.

3. The unique physical surrounding of their home generates a particular hardship. As set forth above, the lot's site context and the desire to upgrade an existing non-conforming home create the hardship. Thus, the hardship claimed herein was not originated by the owners.
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 will it increase congestion in the public streets or increase the danger of fire, nor will it endanger the public safety or substantially diminish or impair property values on the neighborhood.
6. Since the addition is less than the existing non-conformity and the front yard is heavily landscaped, there will be little appearance of additional bulk. Thus, granting the variance will not alter the essential character of the neighborhood as it will not alter the existing streetscape. Further, granting the variances will preserve the essential character by updating an existing non-conforming home allowing it to stay relevant for many more decades. Finally, the proposed variation is in harmony with the spirit and intent of the code.

Thank you for considering our request.

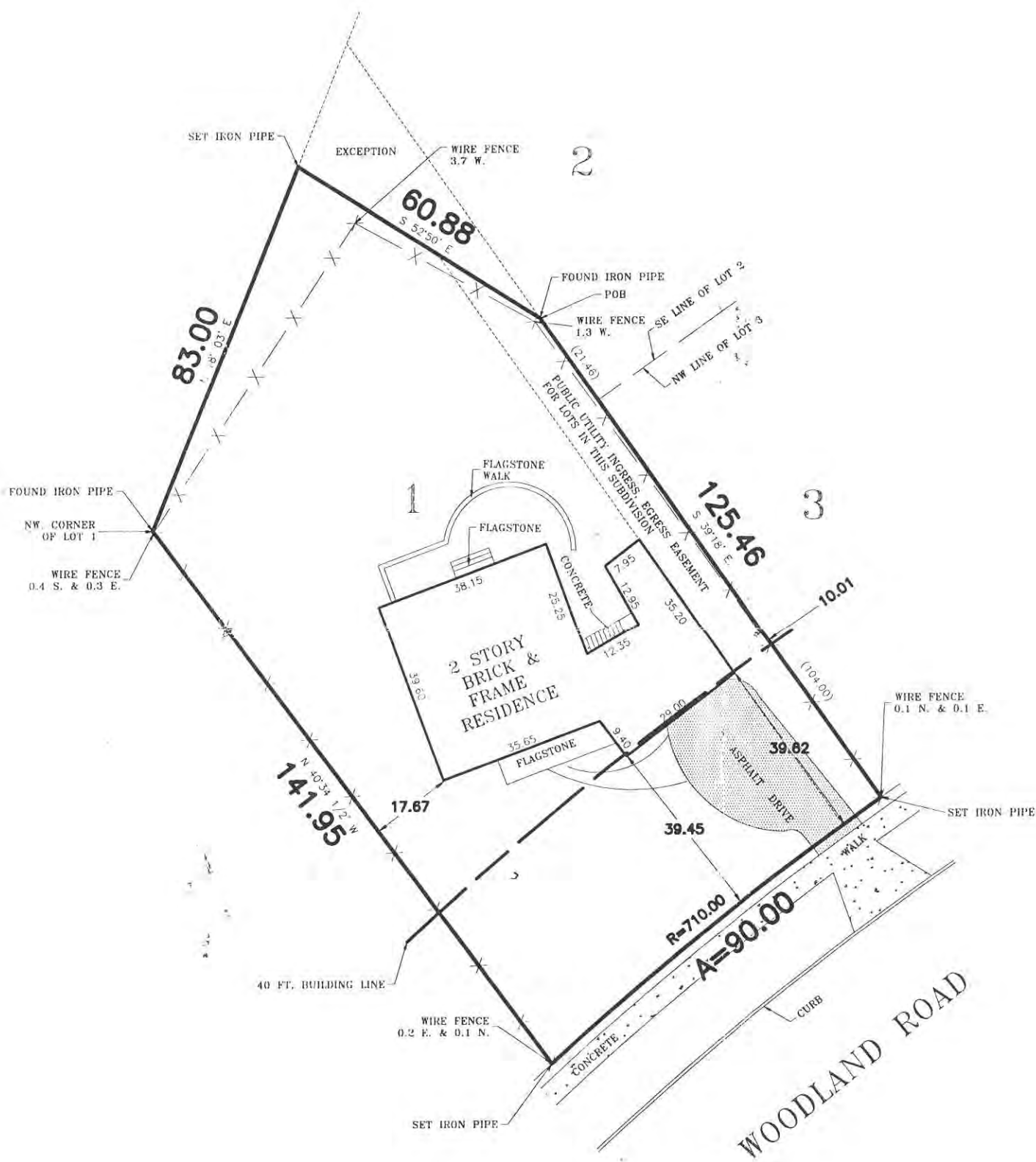
PLAT OF SURVEY

LOT 1 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF THE COMMON INTERSECTION OF LOTS 1, 2 AND 3 OF THE WOOD LANDS SUBDIVISION OF LOT 4; THENCE NORTHWESTERLY ON THE LINE BETWEEN LOTS 1 AND 2 AS SHOWN BY THE RECORD PLAT THEREOF, 21.46 FEET FOR A POINT OF BEGINNING; THENCE IN A NORTHWESTERLY DIRECTION ON THE LINE BETWEEN LOTS 1 AND 2 AS SHOWN BY THE RECORD PLAT THEREOF; 63.43 FEET TO A POINT IN THE NORTHWESTERLY BOUNDARY OF LOTS 1 AND 2, 93 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 1, ACCORDING TO THE PLAT THEREOF, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST BOUNDARY OF LOT 1, 10 FEET; THENCE IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING) IN WOODLANDS SUBDIVISION OF LOT 4 IN RAVINIA WOODS A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHTS OF WAY) AND OF LOT 4 IN NELSON'S ADDITION TO RAVINIA WOODS IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 13, 1928, AS DOCUMENT 311,523, IN BOOK "S" OF PLATS, PAGE 49, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 363 WOODLAND DRIVE, HIGHLAND PARK, ILLINOIS



SCALE: 1"=30'



TO: ROBERT MOTEL

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS 27TH DAY OF JULY AD, 1998

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

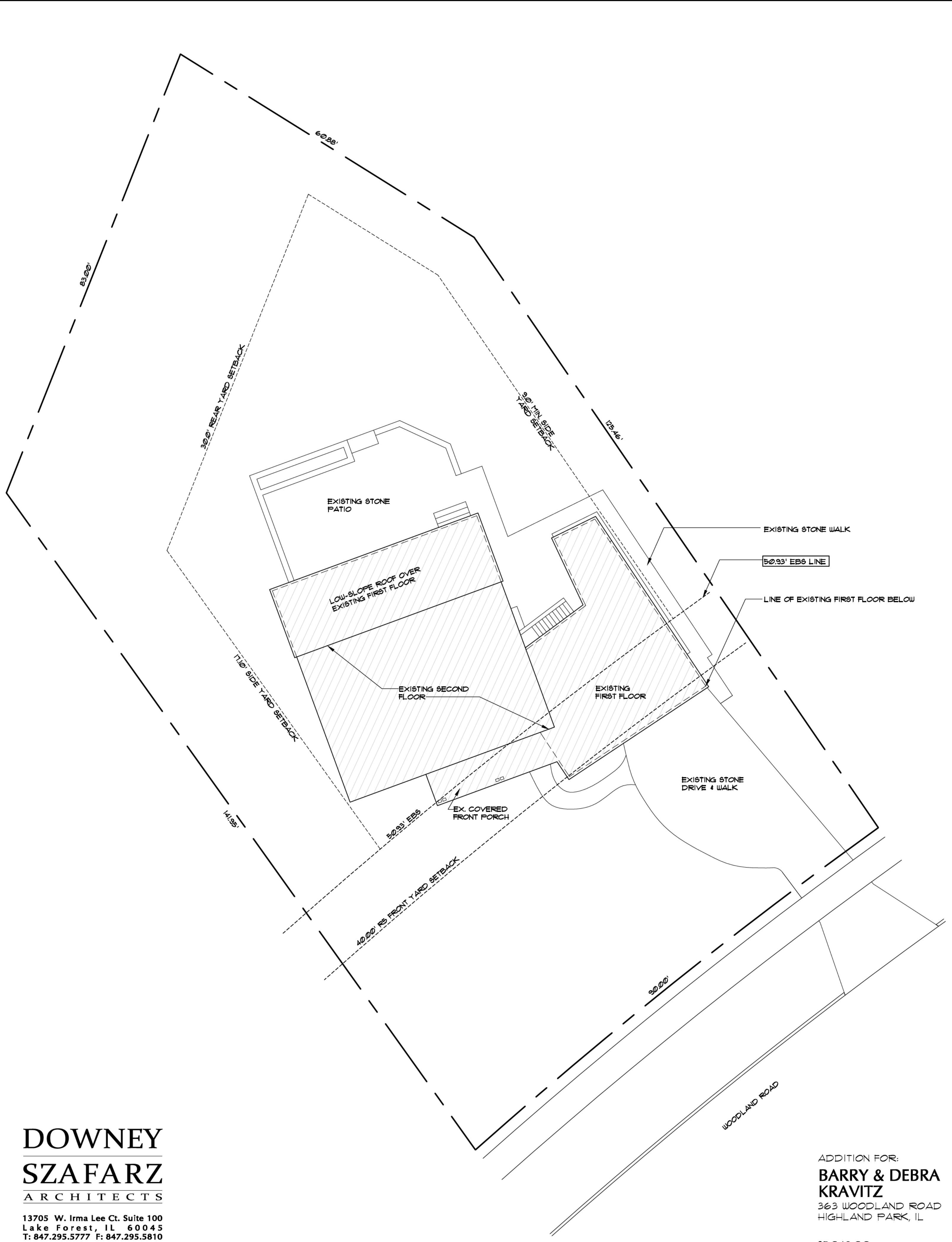


PREFERRED SURVEY, INC.

799 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137
Phone 630-790-5451 / Fax 630-658-6217

REVISED: 9/9/98

MC

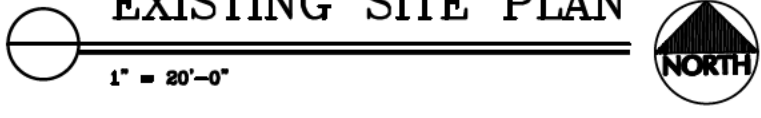


**DOWNEY
SZAFARZ**
ARCHITECTS

13705 W. Irma Lee Ct. Suite 100
Lake Forest, IL 60045
T: 847.295.5777 F: 847.295.5810
www.DS-Arch-Inc.com

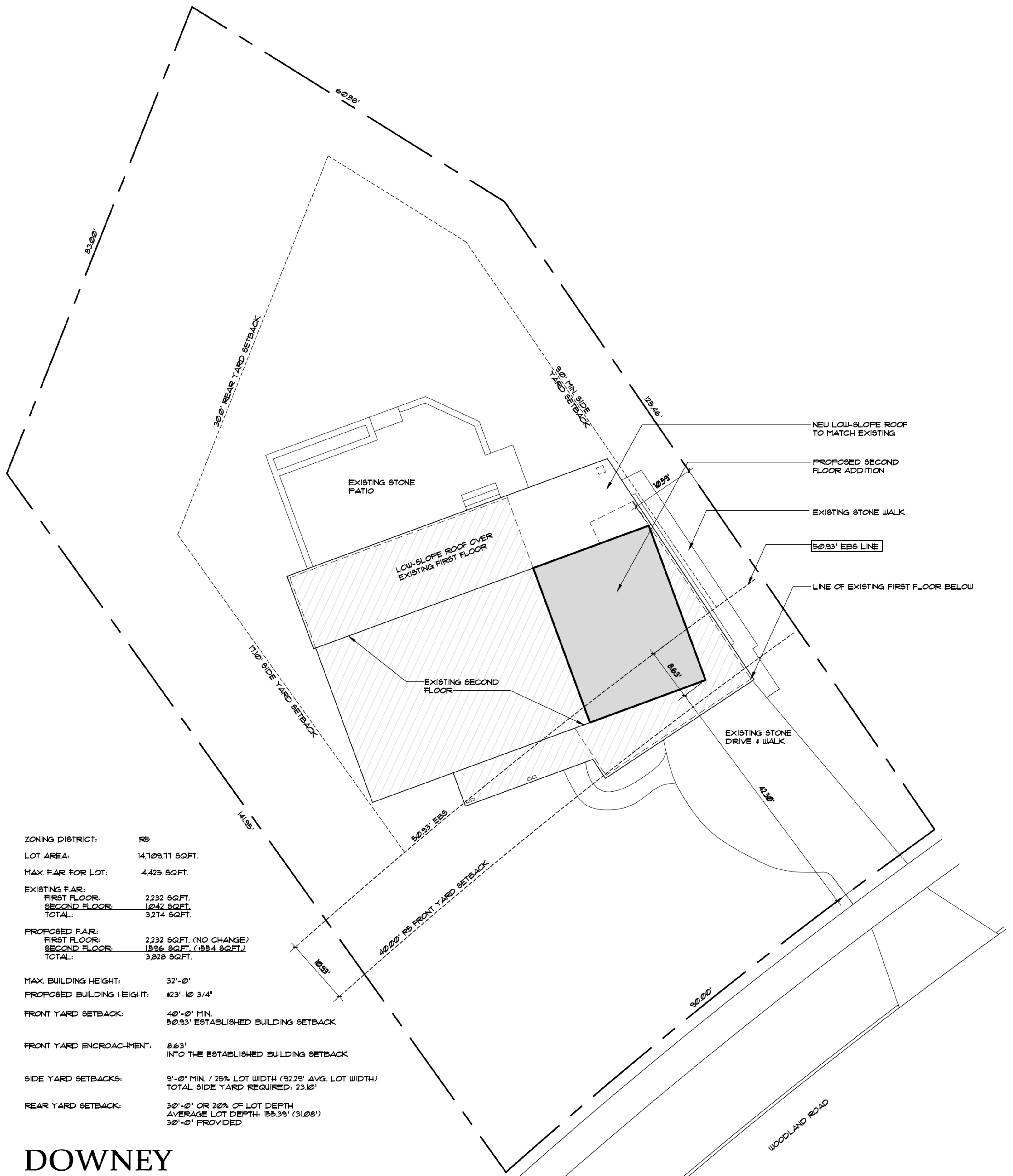
© 2026 COPYRIGHT ALL RIGHTS RESERVED

EXISTING SITE PLAN



ADDITION FOR:
**BARRY & DEBRA
KRAVITZ**
363 WOODLAND ROAD
HIGHLAND PARK, IL

25048.00
1/15/2026



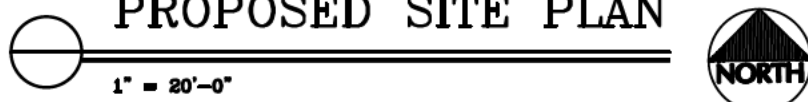
ZONING DISTRICT:	RB
LOT AREA:	14,709.11 SQFT.
MAX. FAR FOR LOT:	4,425 SQFT.
EXISTING FAR:	
FIRST FLOOR:	2,232 SQFT.
SECOND FLOOR:	1,042 SQFT.
TOTAL:	3,274 SQFT.
PROPOSED FAR:	
FIRST FLOOR:	2,232 SQFT. (NO CHANGE)
SECOND FLOOR:	1,596 SQFT. (1,554 SQFT.)
TOTAL:	3,828 SQFT.
MAX. BUILDING HEIGHT:	32'-0"
PROPOSED BUILDING HEIGHT:	42'-10 3/4"
FRONT YARD SETBACK:	40'-0" MIN. 50.93' ESTABLISHED BUILDING SETBACK
FRONT YARD ENCROACHMENT:	8.63' INTO THE ESTABLISHED BUILDING SETBACK
SIDE YARD SETBACKS:	9'-0" MIN. / 25% LOT WIDTH (92.29' AVG. LOT WIDTH) TOTAL SIDE YARD REQUIRED: 23.10'
REAR YARD SETBACK:	30'-0" OR 20% OF LOT DEPTH AVERAGE LOT DEPTH: 155.39' (31.08') 30'-0" PROVIDED

**DOWNEY
SZAFARZ**
ARCHITECTS

13705 W. Irma Lee Ct. Suite 100
Lake Forest, IL 60045
T: 847.295.5777 F: 847.295.5810
www.DS-Arch-Inc.com

© 2026 COPYRIGHT ALL RIGHTS RESERVED

PROPOSED SITE PLAN



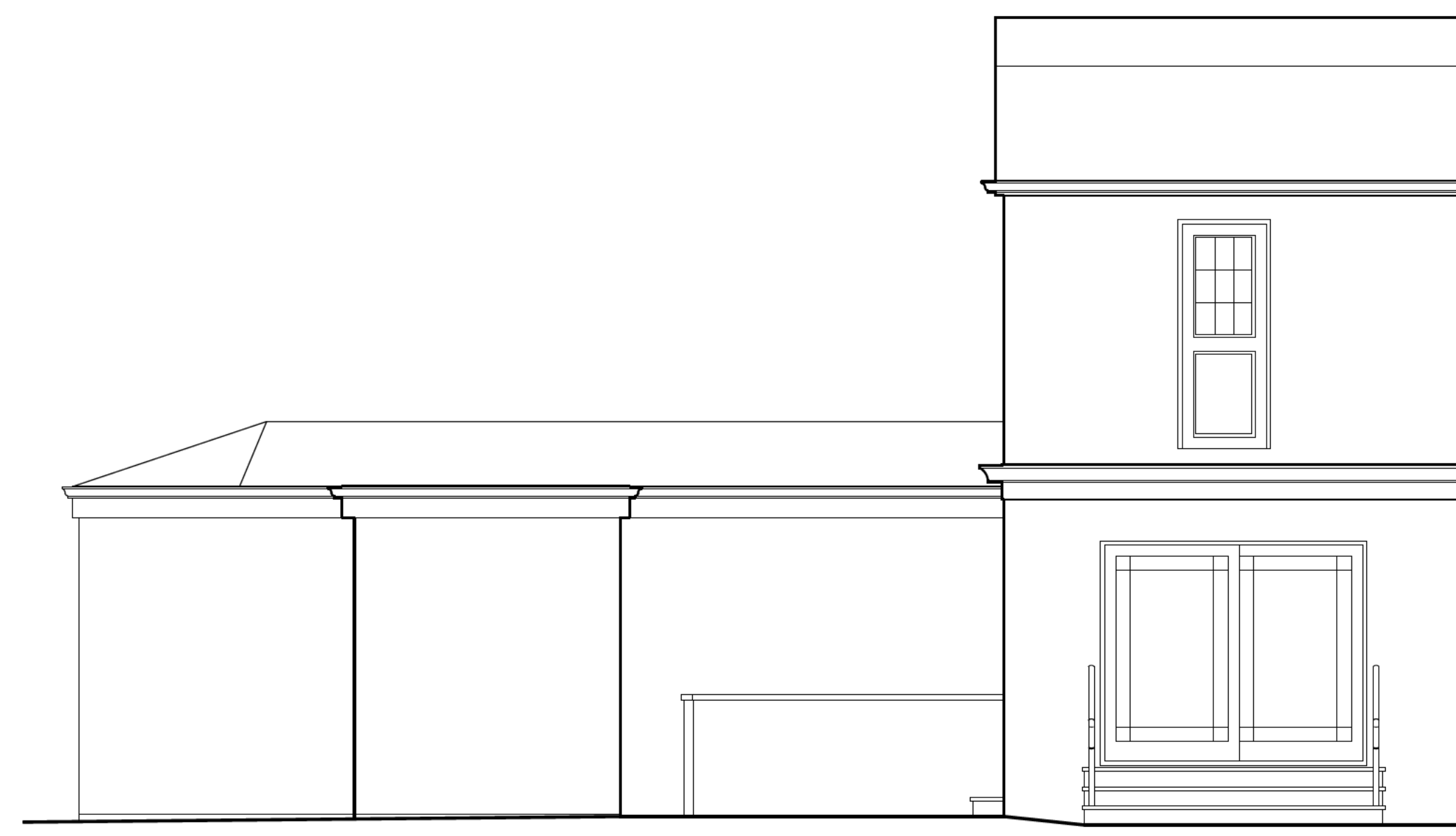
ADDITION FOR:
**BARRY & DEBRA
KRAVITZ**
363 WOODLAND ROAD
HIGHLAND PARK, IL

25048.00

1/15/2026



EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



EXISTING PARTIAL REAR ELEVATION
1/4" = 1'-0"



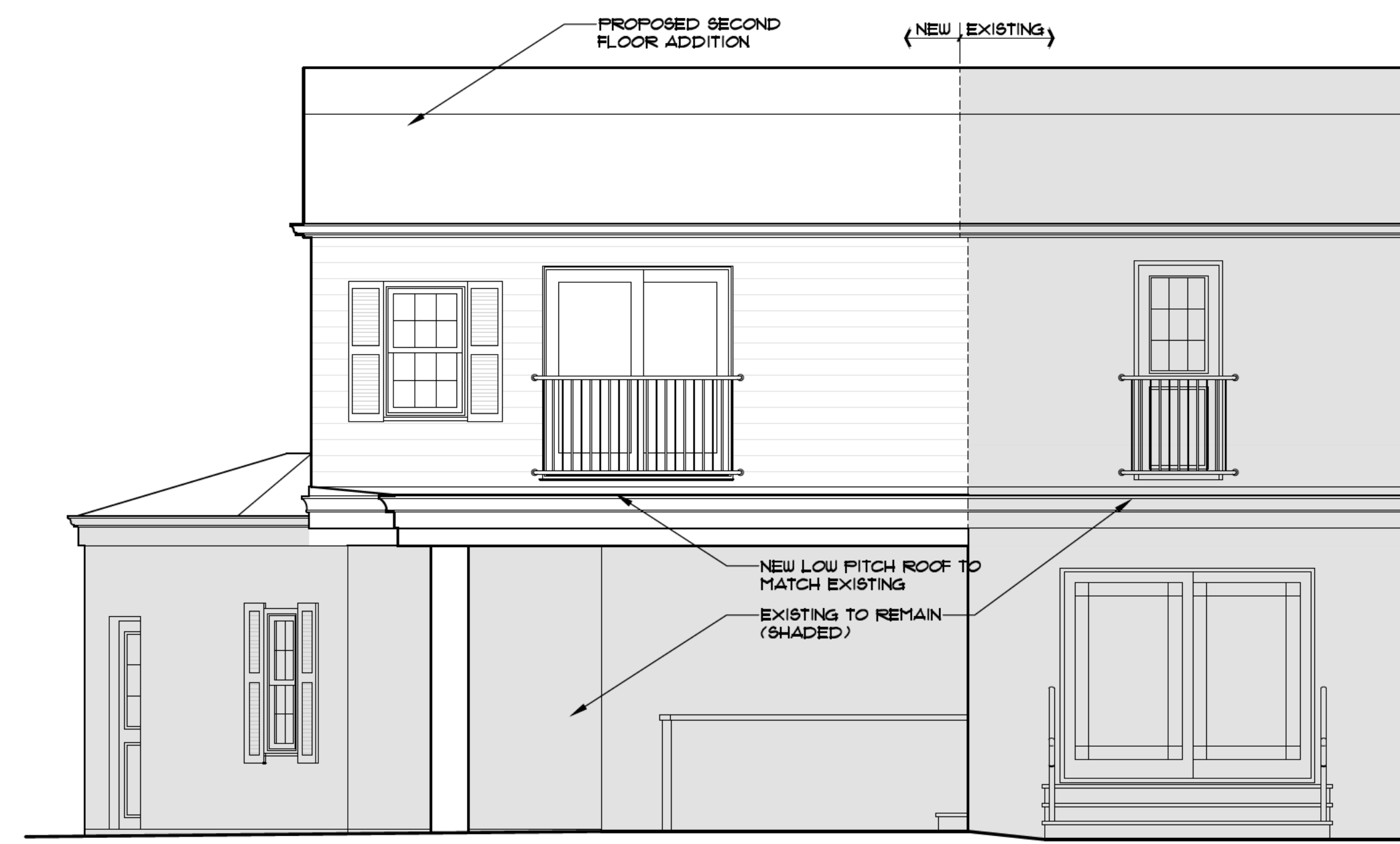
EXISTING FRONT ELEVATION
1/4" = 1'-0"

ADDITION 4 REMODELING FOR:
**BARRY & DEBRA
KRAVITZ**
363 WOODLAND ROAD
HIGHLAND PARK, IL

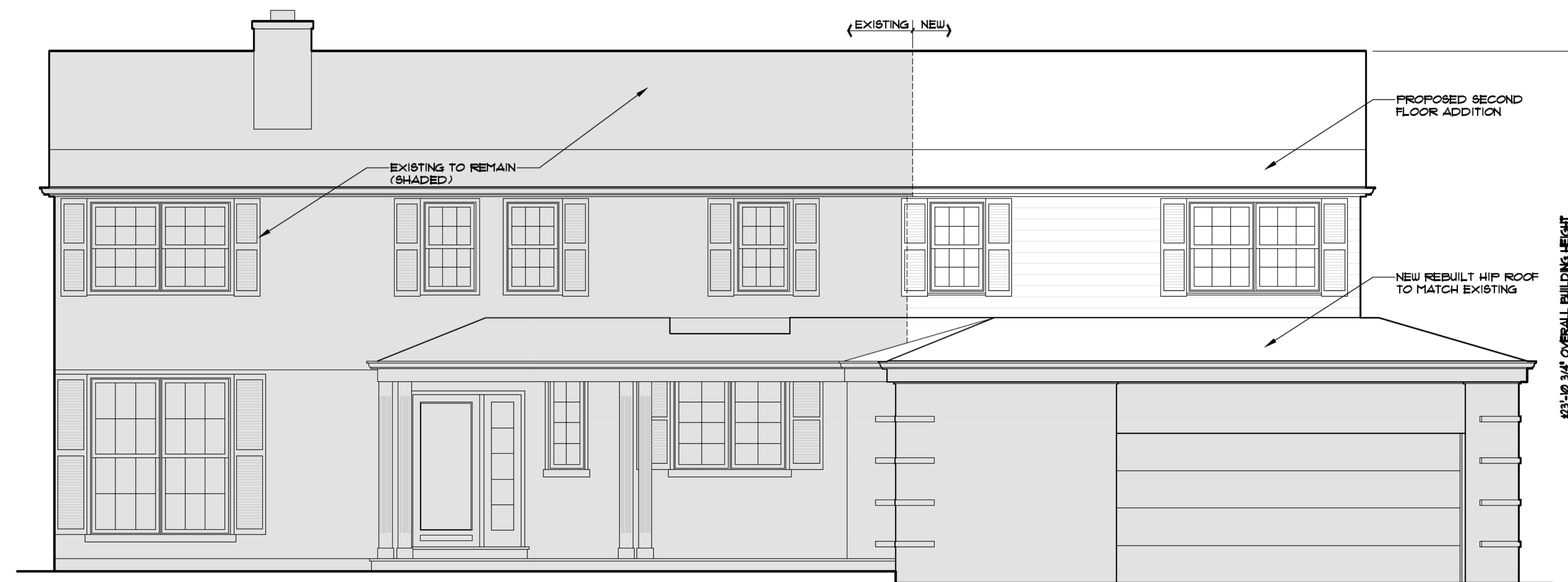
25048.00
1/15/2026



PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



PROPOSED PARTIAL REAR ELEVATION
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
1/4" = 1'-0"

ADDITION 4 REMODELING FOR:
**BARRY & DEBRA
KRAVITZ**
363 WOODLAND ROAD
HIGHLAND PARK, IL

25048.00
1/15/2026

Established Building Setback Worksheet

Completion of an Established Building Setback survey ensures compliance with the regulation, or alternatively, determines whether a variation may be necessary. This survey is also required prior to the issuance of a building permit. The subject property should be excluded from the established building setback calculation.

Measurements for Established Building Setbacks can be obtained using the on-line mapping tool available at: <http://www.mgpinc.com/mapoffice/>. Type in the subject property address, zoom in for an accurate reading, and click the "Measure Distance" tool. Measurements can also be collected in the field with the property owner's permission.

FOR: 363 WOODLAND RD.

	ADDRESS	ACTUAL SETBACK	SOURCE/NOTES
1	481	67.24'	
2	463	49.79'	
3	449	54.37'	
4	437	51.37'	
5	427	70.92'	
6	411	50.24'	
7	401	40.55'	
8	389	48.85'	
9	375	31.92'	
10	349	51.11'	
11	333	35.30'	
12	321	47.19'	
13	305	80.37'	
14	281	55.77'	
15	265	63.71'	
16	261	38.02'	
17	251	37.56'	
18	241	40.61'	
19	233	55.54'	
20	219	48.14'	
Average Setback		50.93'	

January 23, 2026

Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035

Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 319 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

Bradley S. Schneider

Name:

Bradley S. Schneider

Signature:

January 23, 2026

Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035

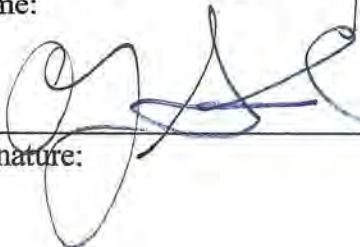
Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 375 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

Adam Golding
Name: _____


Signature: _____

January 23, 2026

Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035

Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 320 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

Lisa Newmark
Name:

Lisa Newmark
Signature:

January 23, 2026

Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035

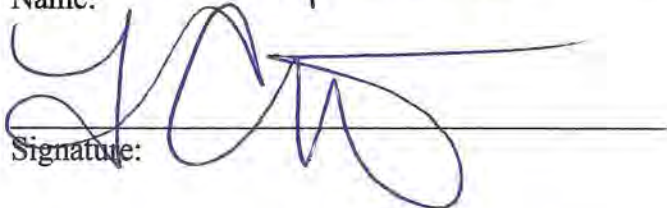
Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 338 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

Tiessa Carpenter
Name:


Signature:

January 23, 2026

Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035

Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 344 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

Robert Razowsky

Name:

Signature:

A handwritten signature in black ink, appearing to read "Robert Razowsky", is written over a horizontal line. The signature is cursive and somewhat stylized.

January 23, 2026

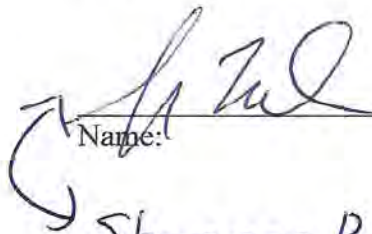
Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035

Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 360 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

 360 woodland Rd
Name:
Shannon Barlow 1/23/26
Signature:

January 23, 2026

Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035


Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 368 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

Eric Siemburski
Name:


Signature:

January 23, 2026

Highland Park Zoning Board of Appeals
The City of Highland Park
1707 St. Johns
Highland Park, Illinois 60035

Re: 363 Woodland Road, Highland Park, Illinois
Established Front Yard Setback Variation

Dear Board Members:

I reside at 380 Woodland Road, Highland Park, Illinois. I have reviewed the Kravitz's site plan including the plan to construct an addition over the garage at 363 Woodland Road, and this letter shall serve as my notice to the ZBA that I support the proposal and encourage you to approve the variance as requested.

Very truly yours,

Michael Warski
Name:


Signature:



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
DEBRA & BARRY KRAVITZ
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00059

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 petitioners and owners Debra and Barry Kravitz of 363 Woodland Rd Road, 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 363 Woodland Rd, 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 150.711 of the City Code (the "**Variation**"), to construct a new addition as depicted on the Plans within Exhibit B.
 - a. To encroach into the Established Building Setback of 50.93 feet by 8.63 feet for a new addition;
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 February 19, 2026.
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 50.93 feet by 8.63 feet for a new addition;

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 363 Woodland Rd by Downey Szafarz Architects, dated 1/15/2026,
- b. Proposed Elevations for 363 Woodland Rd by Downey Szafarz Architects, dated 1/15/2026;

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 February 19, 2026

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

By: _____
Alexis Yablon, Chairman

5146803_v2

DRAFT

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 363 Woodland Rd, is legally described as follows:

Lot 1 (except that part described as follows: commencing at the point of the common intersection of lots 1,2, and 3 of the wood lands subdivision of lot 4; thence northwesterly on the line between lots 1 and 2 as shown by the record plat thereof, 21.46 feet for a point of beginning; thence in a northwesterly direction on the line between lots 1 and 2 as shown by the record plat thereof; 63.43 feet to a point in the northwesterly boundary of lots 1 and 2, 93 feet northeast of the northwest corner of lot 1, according to the plat thereof, thence in a southwesterly direction along the northwest boundary of lot , 10 feet; thence in a southeasterly direction to the point of beginning) in woodlands subdivision of lot 4 in Ravinia woods a subdivision of the southwest quarter of the northeast quarter of section 36, township 43 north, range 12 east of the third principal meridian (except railroad rights of way) and of lot 4 in nelson's addition to Ravinia woods in the north half of the northeast quarter of section 36, township 43 north, range 12 east of the third principal meridian, according to the plat thereof, recorded January 13, 1928, as document 311,523, in book "S" of plats, page 49, in lake county, Illinois. .

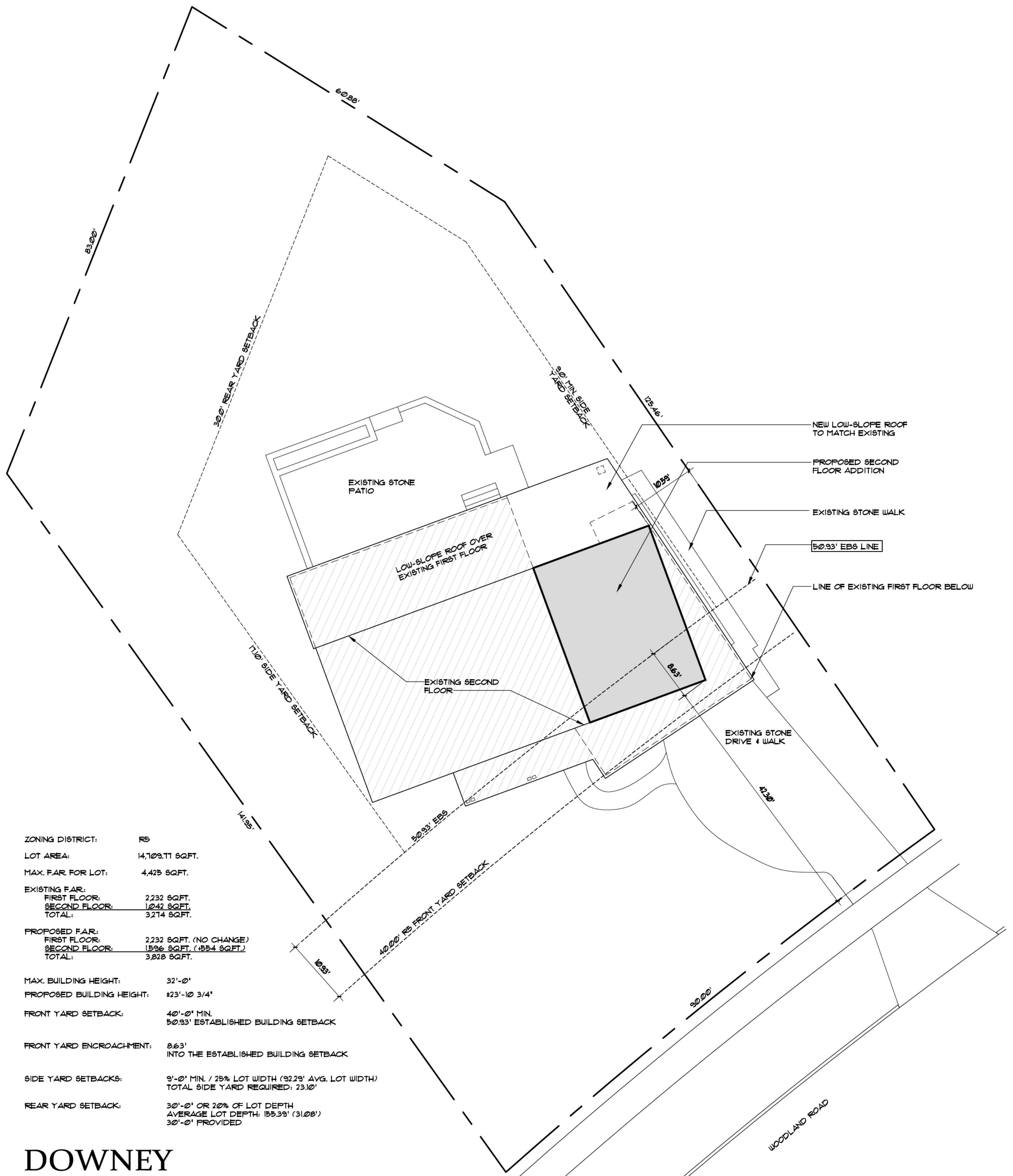
PIN: 16-36-205-096-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT



ZONING DISTRICT:	R3
LOT AREA:	14,709.11 SQFT.
MAX. FAR FOR LOT:	4,425 SQFT.
EXISTING FAR:	
FIRST FLOOR:	2,232 SQFT.
SECOND FLOOR:	1,042 SQFT.
TOTAL:	3,274 SQFT.
PROPOSED FAR:	
FIRST FLOOR:	2,232 SQFT. (NO CHANGE)
SECOND FLOOR:	1,596 SQFT. (1,554 SQFT.)
TOTAL:	3,828 SQFT.
MAX. BUILDING HEIGHT:	32'-0"
PROPOSED BUILDING HEIGHT:	42'-10 3/4"
FRONT YARD SETBACK:	40'-0" MIN. 50.93' ESTABLISHED BUILDING SETBACK
FRONT YARD ENCROACHMENT:	8.63' INTO THE ESTABLISHED BUILDING SETBACK
SIDE YARD SETBACKS:	9'-0" MIN. / 25% LOT WIDTH (92.29' AVG. LOT WIDTH) TOTAL SIDE YARD REQUIRED: 23.10'
REAR YARD SETBACK:	30'-0" OR 20% OF LOT DEPTH AVERAGE LOT DEPTH: 155.39' (31.08') 30'-0" PROVIDED

**DOWNEY
SZAFARZ**
ARCHITECTS

13705 W. Irma Lee Ct. Suite 100
Lake Forest, IL 60045
T: 847.295.5777 F: 847.295.5810
www.DS-Arch-Inc.com

© 2026 COPYRIGHT ALL RIGHTS RESERVED

PROPOSED SITE PLAN
1" = 20'-0"

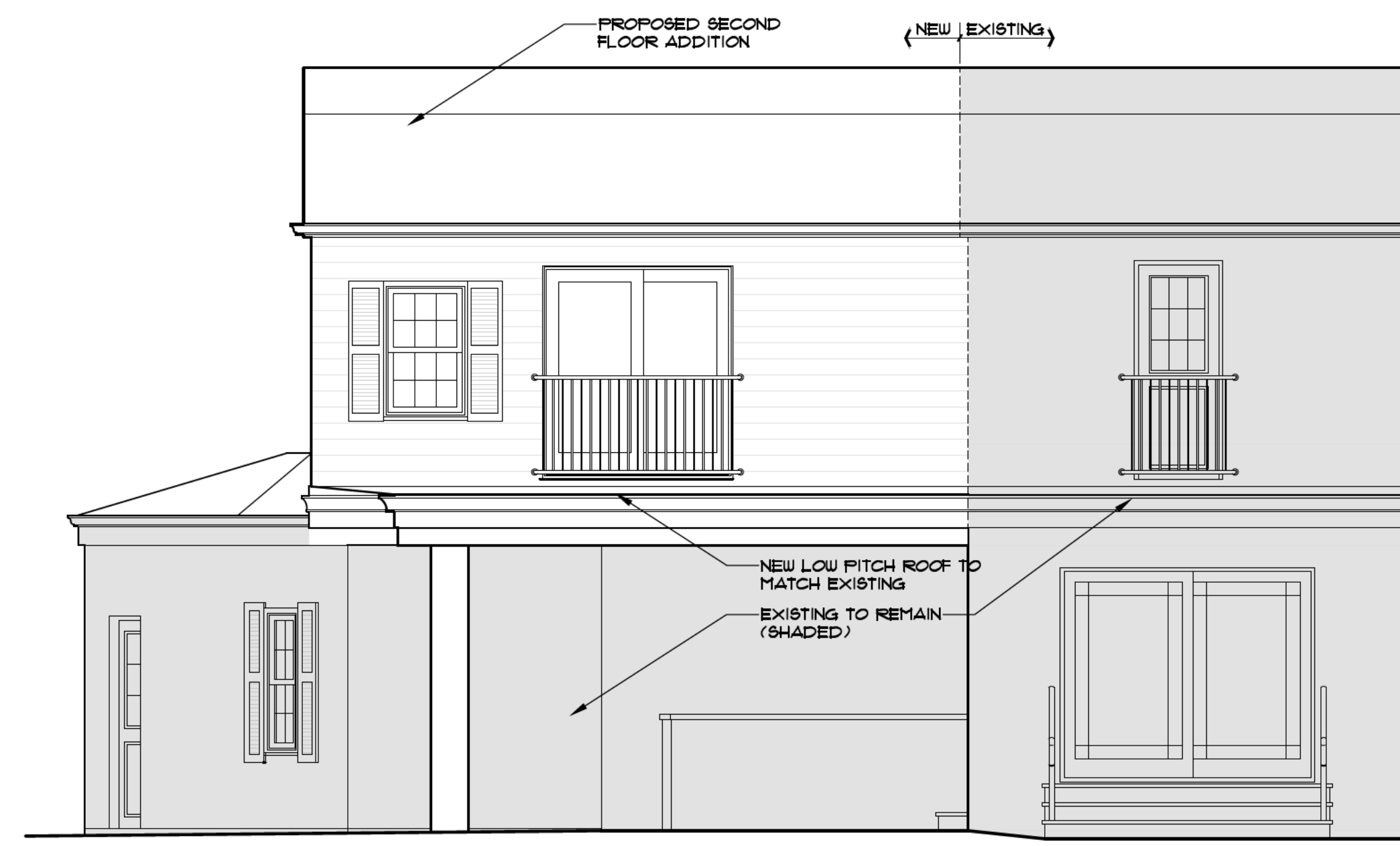


ADDITION FOR:
**BARRY & DEBRA
KRAVITZ**
363 WOODLAND ROAD
HIGHLAND PARK, IL

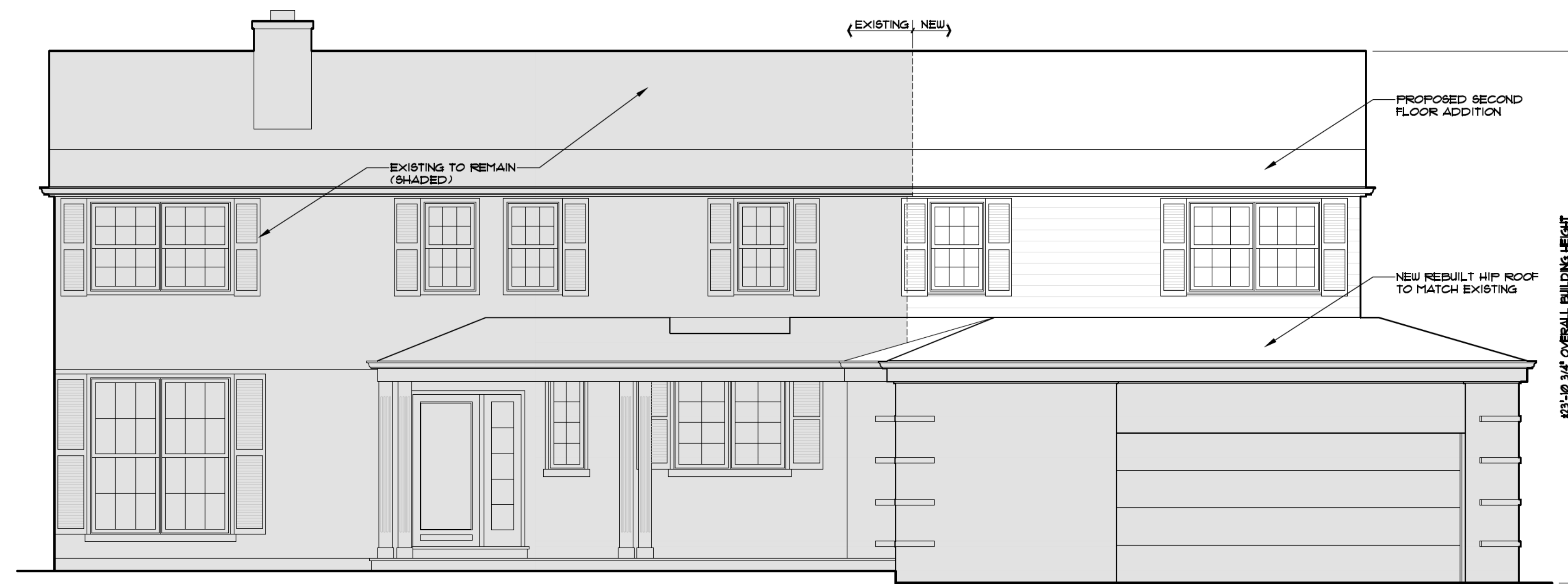
25048.00
1/15/2026



PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



PROPOSED PARTIAL REAR ELEVATION
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
1/4" = 1'-0"

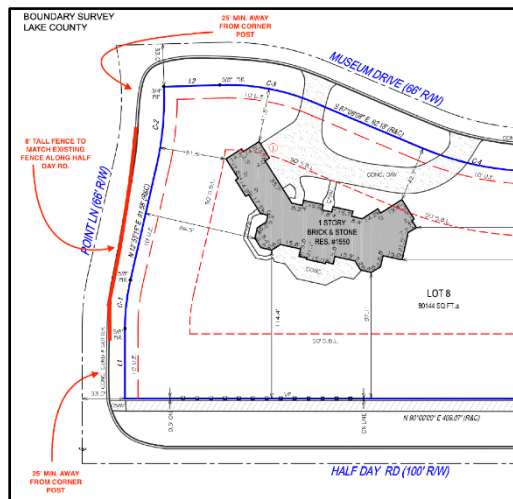
ADDITION 4 REMODELING FOR:
**BARRY & DEBRA
KRAVITZ**
363 WOODLAND ROAD
HIGHLAND PARK, IL

25048.00
1/15/2026

Date: February 19, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II
 Subject: 1550 Museum Dr Application Summary

APPLICATION SUMMARY:

The petitioner and owner, Ronald Nisson, (**the “Applicant”**) of 1550 Museum Drive, Highland Park, IL 60035, (**the “Property”**) is seeking approval of a Fence Code variation from Chapter 173 in order to allow a new fence of 8 feet along Point Ln. The subject property is located within the R2 Zoning District and is a peninsula lot that has 3 required front yards. According to Highland Park building records, the construction was complete in 2018.



The Applicant seeks relief from Section 173.010(C):

(i) To exceed the maximum allowable fence height of 4 feet by 4 feet to allow a fence 8 feet in height along Point Ln;

The applicant is proposing an 8’ fence along Point Ln that will be 25’ away from both intersection to stay out of the visibility clearance area. This fence will exceed the fence height requirement by 4’.

In the event the variation is approved, the Applicant is required to get a building permit before construction. This is a request for Chapter 173 fence code variation and requires the ZBA to use the Chapter 173 Standards

of Approval.

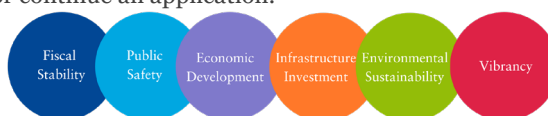
NEIGHBOR & CITY COMMENTS:

No neighbor comments have been submitted prior to packet posting and there are no additional comments from other city divisions.

ATTACHMENTS:

- Location Map & Copy of Legal Notice
- Applicants’ Packet
- Draft Approval Order¹

¹ 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, February 19 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 173 of the Highland Park Code, as amended.

VAR-2026-00060

Petitioner: Ronald Nisson
Zoning District: R2
Subject Property: 1550 Museum Dr
Highland Park, Illinois 60035

The petitioner and owner Ronald Nisson of 1550 Museum Dr, Highland Park, Illinois 60035, requests by authority of Section 173.030, of the Highland Park Code, variations of provisions of Section 173.010(C), to exceed the maximum allowable four feet fence height requirement.

The subject property commonly known as 1550 Museum Dr, Highland Park, Illinois, is legally described as follows:

LOT 8 IN ARCHITECTURE POINT, BEING A SUBDIVISION OF PART OF LOTS 12 AND 13 IN SCHOOL TRUSTEES' SUBDIVISION IN THE SOUTH ½ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1990 AS DOCUMENT 2973947 AND RE-RECORDED APRIL 11, 1991 AS DOCUMENT 3007168, IN LAKE COUNTY, ILLINOIS.

PIN: 16-16-312-001-0000

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
Alexis Yablon, Chairman

Regarding variance for 1550 Museum Dr. Highland Park, IL.

To whom it may concern,

The fence along the west side of the property (Point Dr) will be at least 25 feet from the intersection of Point Dr and Museum Dr. The existing fence along the south side of the property already stops 25 feet away from the intersection of Point Dr. and Half Day Rd.

The new fence is requested to be 8 feet tall as opposed to the 4 foot tall approved height which would help eliminate the view of vehicle traffic coming in and out to see the old Jordan residence.

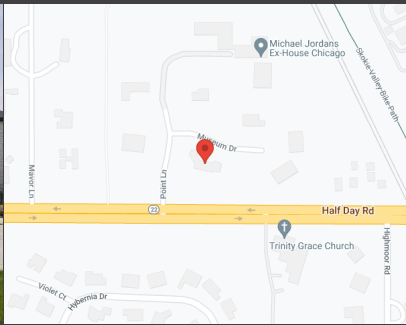
For any questions or concerns,

Please reach out to Tommy Palider who will be installing the fence, once permitted, at
773-339-7584



CLAS CLERKING
TRUSTED REAL ESTATE CLERKS

IL2405.2185
BOUNDARY SURVEY
LAKE COUNTY



PROPERTY ADDRESS:
1550 MUSEUM DRIVE, HIGHLAND PARK, ILLINOIS 60035

SURVEY NUMBER: IL2405.2185

DATE SIGNED: 05/14/24 **FIELD WORK DATE:** 5/13/2024

REVISION DATE(S):
(REV.4 1/8/2025) (REV.3 7/22/2024) (REV.2 7/19/2024) (REV.1 5/14/2024)

POINTS OF INTEREST
1. RESIDENCE OVER 50' SETBACK LINE

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

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.

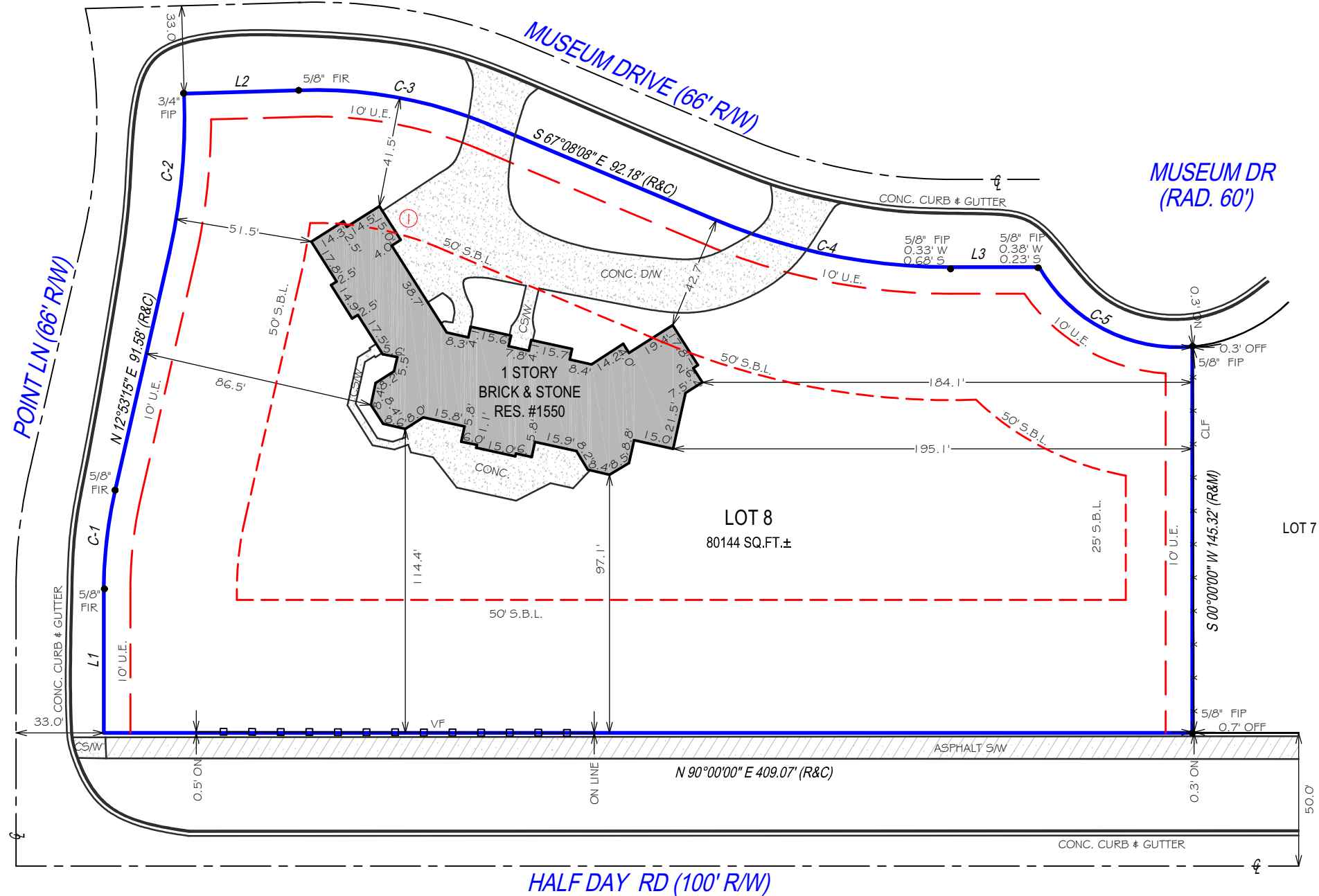
Warren D. Johnson



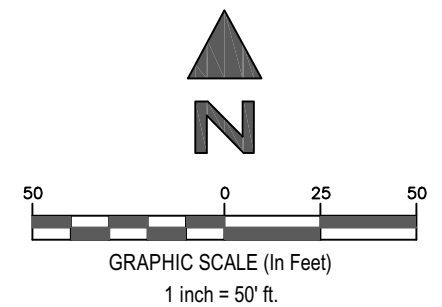
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



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



LINE	DESCRIPTION	LINE	DESCRIPTION	LINE	DESCRIPTION
C-1	R= 167.00' (R&M) L= 37.23' (M), 37.25' (R) Δ= 12°46'20" (M) CH= S 6°37'49" W 37.15' (M)	C-2	R= 233.00' (R&C) L= 60.39' (R&C) Δ= 14°51'01" (C) CH= N 5°13'14" E 60.22' (C)	C-3	R= 169.51' (R&C) L= 72.49' (R&C) Δ= 24°30'08" (C) CH= S 79°56'13" E 71.94' (C)
C-4	R= 230.49' (R&C) L= 91.98' (R&C) Δ= 22°51'53" (C) CH= S 78°34'05" E 91.37' (C)	C-5	R= 60.00' (R&C) L= 68.50' (R&C) Δ= 65°24'46" (C) CH= S 62°37'06" E 64.84' (C)		



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

PROPERTY ADDRESS:
1550 MUSEUM DRIVE, HIGHLAND PARK, ILLINOIS 60035

SURVEY NUMBER: IL2405.2185

CERTIFIED TO:
KRUNAL PATEL; CT; CHICAGO TITLE INSURANCE COMPANY

DATE OF SURVEY: 05/14/24

BUYER: KRUNAL PATEL

LENDER:

TITLE COMPANY: CT

COMMITMENT DATE: **CLIENT FILE NO:** 24GST125622SK

LEGAL DESCRIPTION:
LOT 8 IN ARCHITECTURE POINT, BEING A SUBDIVISION OF PART OF LOTS 12 AND 13 IN SCHOOL TRUSTEES' SUBDIVISION IN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1990 AS DOCUMENT 2973947 AND RE-RECORDED APRIL 11, 1991 AS DOCUMENT 3007168, IN LAKE COUNTY, ILLINOIS.

- 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 and Date 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. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

FLOOD ZONE INFORMATION:

JOB SPECIFIC SURVEYOR NOTES:
07-19-24 REMOVED BUILDING LINES
01-08-25 ADDED BUILDING SETBACK LINES AS DIRECTED BY THE VILLAGE ZONING DEPARTMENT. SETBACK LINES DO NOT MATCH THE PLAT OF SUBDIVISION OR TITLE POLICY

SURVEYORS LEGEND:

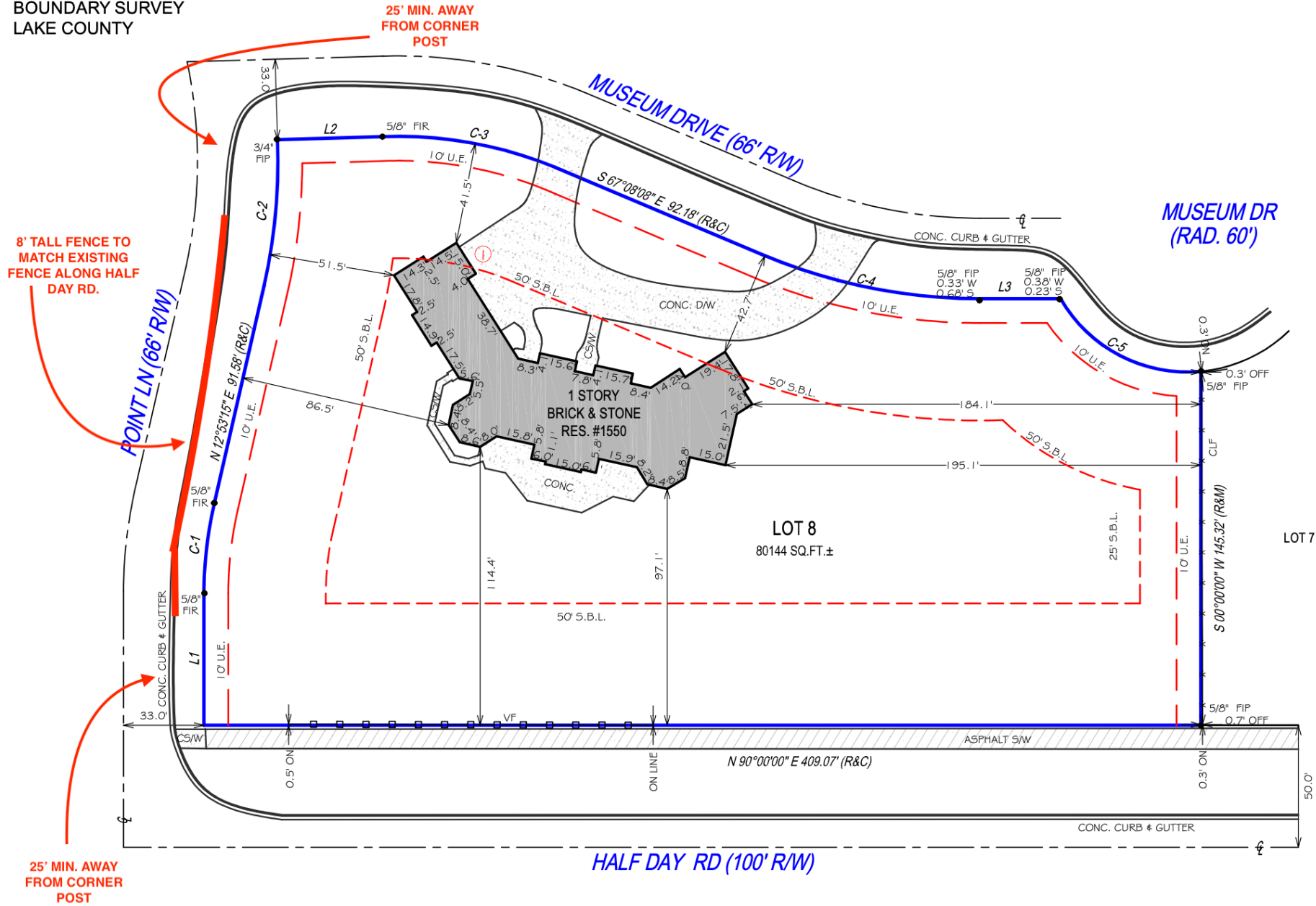
LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	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 FRRSPK - 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>
---	---	--



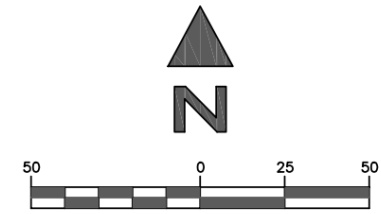
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

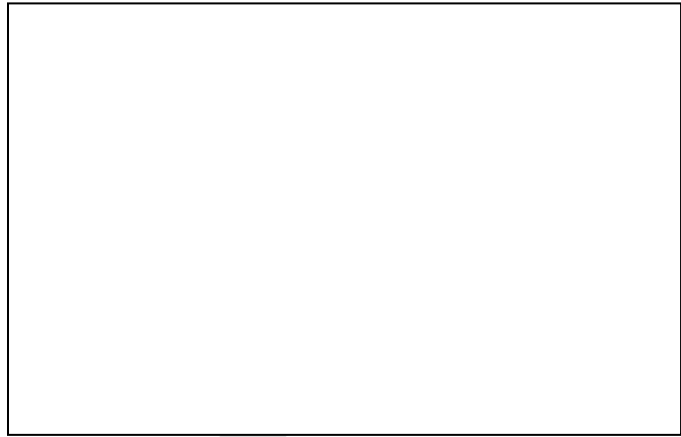
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



LINE TABLE:
 L1 N 00°00'00" E 54.26' (R&C)
 L2 N 88°21'42" E 43.07' (R&M)
 L3 N 90°00'00" E 32.92' (R&C)

C-1	C-2	C-3
R= 167.00' (R&M)	R= 233.00' (R&C)	R= 169.51' (R&C)
L= 37.23' (M), 37.25' (R)	L= 60.39' (R&C)	L= 72.49' (R&C)
Δ= 12°46'20" (M)	Δ= 14°51'01" (C)	Δ= 24°30'08" (C)
CH= S 6°37'49" W 37.15' (M)	CH= N 5°13'14" E 60.22' (C)	CH= S 79°56'13" E 71.94' (C)
C-4	C-5	
R= 230.49' (R&C)	R= 60.00' (R&C)	
L= 91.98' (R&C)	L= 68.50' (R&C)	
Δ= 22°51'53" (C)	Δ= 65°24'46" (C)	
CH= S 78°34'05" E 91.37' (C)	CH= S 62°37'06" E 64.84' (C)	





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
RONALD NISSON
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00060

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 application of Ronald Nisson of 1550 Museum Dr, Highland Park, Illinois 60035 (the “**Applicant**”) 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 1550 Museum Drive, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (“**Property**”).
2. The Property is currently improved as a single-family home.
3. The Property is located within the R2 Zoning District of the City, as established by “The City of Highland Park Zoning Ordinance of 1997,” as amended (“**Zoning Ordinance**”).
4. The Applicants sought the following variation from Section 173.010(C) of the City Code (“**Variation**”), in order to construct an eight feet high fence within a required front yard.
 - a. To exceed the maximum allowable fence height of 4 feet by 4 feet to allow a fence 8 feet height along Point Ln;
5. Notice of the meeting was served upon the adjacent and adjoining property owners or occupants, in accordance with Section 173.030(B)(2) of the City Code, and applicable law.

6. The application was heard by the Board at a public meeting of the Board on February 19, 2026.
7. The Board has jurisdiction pursuant to Section 173.030 of the City Code, to hear and determine the Applicants' request for the Variation.
8. The Applicants entered into the record sufficient evidence of their ownership of the Property.
9. After the conclusion of the public meeting, the Board found that the requested Variation satisfy the standards set forth Section 173.030(C), to the extent required.
10. After the conclusion of the public meeting 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 Applicants' request for the Variation for the Property shall be, and is hereby, approved for the reasons set forth in this Order. The Applicants will be allowed:

- i. To exceed the maximum allowable fence height of 4 feet by 4 feet to allow a fence 8 feet height along Point Ln;

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 Applicants 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. Fence Plan on a plat of survey for the property 1550 Museum Dr;

C. The Applicants 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 Applicants 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 Applicants obtain a building permit in furtherance of the Variation granted pursuant to this Order, the Applicants shall prosecute all work authorized by the building permit to completion without unnecessary delay.

E. Upon the failure or refusal of the Applicants 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 Applicants 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 February 19, 2026

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

By: _____
Alexis Yablon, Chairman

5146803_v2

DRAFT

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The subject property commonly known as 1550 Museum Dr, Highland Park, Illinois, is legally described as follows:

LOT 8 IN ARCHITECTURE POINT, BEING A SUBDIVISION OF PART OF LOTS 12 AND 13 IN SCHOOL TRUSTEES' SUBDIVISION IN THE SOUTH ½ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1990 AS DOCUMENT 2973947 AND RE-RECORDED APRIL 11, 1991 AS DOCUMENT 3007168, IN LAKE COUNTY, ILLINOIS.

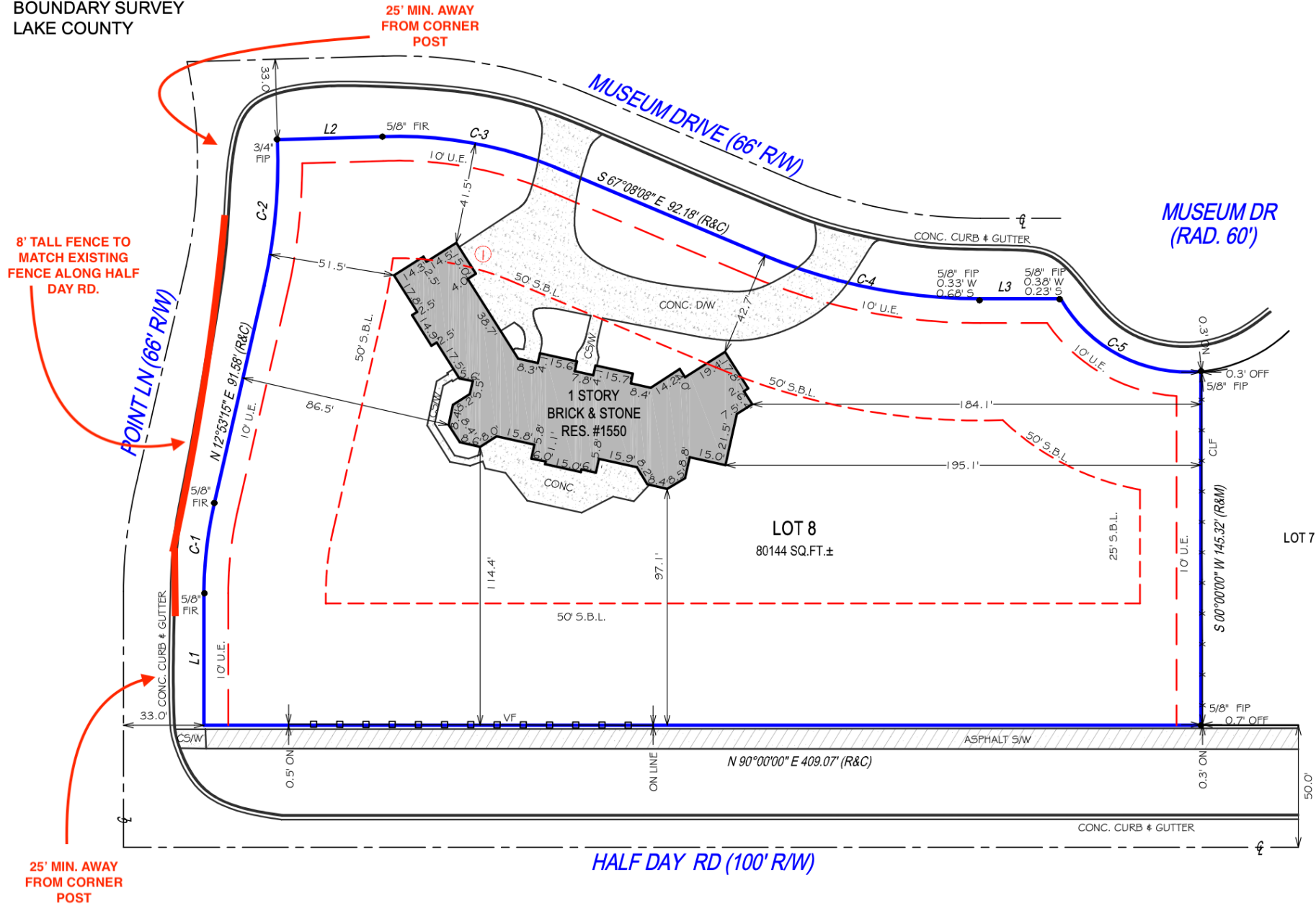
PIN: 16-16-312-001-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT



LINE TABLE:
 L1 N 00°00'00" E 54.26' (R&C)
 L2 N 88°21'42" E 43.07' (R&M)
 L3 N 90°00'00" E 32.92' (R&C)

C-1	C-2	C-3
R= 167.00' (R&M)	R= 233.00' (R&C)	R= 169.51' (R&C)
L= 37.23' (M), 37.25' (R)	L= 60.39' (R&C)	L= 72.49' (R&C)
Δ= 12°46'20" (M)	Δ= 14°51'01" (C)	Δ= 24°30'08" (C)
CH= S 6°37'49" W 37.15' (M)	CH= N 5°13'14" E 60.22' (C)	CH= S 79°56'13" E 71.94' (C)
C-4	C-5	
R= 230.49' (R&C)	R= 60.00' (R&C)	
L= 91.98' (R&C)	L= 68.50' (R&C)	
Δ= 22°51'53" (C)	Δ= 65°24'46" (C)	
CH= S 78°34'05" E 91.37' (C)	CH= S 62°37'06" E 64.84' (C)	

