

**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, March 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](mailto: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](http://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, 03/19/2026 - 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) 02/19/2026 Zoning Board of Appeals Draft Minutes

**3) Business from the Public**

**4) Old Business**

- a) **#VAR-2025-00058**  
**Property: 2021 Old Briar Rd**  
Zoning District: R4

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

The petitioner and owner, Bogdan Opanasyuk, 2021 Old Briar 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 150.703, to encroach into the required side yard setback for a pool and accessory structures.

**5) New Business**

- a) **#VAR-2026-00061**  
**Property: 1139 Ridgewood Rd**  
Zoning District: R5

Appellant: Keith Fisher  
Address: 1139 Ridgewood Rd, Highland Park, IL 60035

The petitioner Neil Fortunato on behalf of the owner, Keith Fisher, 1139 Ridgewood 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.

- b) **#VAR-2026-00062**  
**Property: 879 Burton Ave**  
Zoning District: R6 | SLOZ

Appellant: Irwin Melendez  
Address: 879 Burton Ave, Highland Park, IL 60035

The petitioner and owner, Irwin Melendez, 879 Burton Ave, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) and 150.1204(A)(5) of the Highland Park Zoning Code, a variation of provision Section 150.703 and 150.707(D)(1), to encroach into the side yard requirement and exceed the allowed rear yard coverage for a garage addition.

- c) **#VAR-2026-00064** | Appellant: John Birazzi

**Property: 3504 Dato Ave**  
Zoning District: R5

Address: 3504 Dato Ave, Highland Park, IL 60035

The petitioner and owner, John Birazzi, 3504 Dato Ave, 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 encroach into the front yard requirement for an addition.

- 6) **Staff Report**
- 7) **Miscellaneous**
- 8) **Adjournment**

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

**MEETING DATE:** Thursday, February 19, 2026

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

**CALL TO ORDER**

At 7:31 p.m., Acting Chair Chase 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 Chase; Commissioners Aronoff, Harmelech, Weisberg, & Zaransky

Commissioner Absent: Chairperson Yablon & Commissioner Treshansky

Councilmember Absent: Center

Student Council Present: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Cal Bernstein, Attorney/Samuels & Bernstein  
Ronald Nisson/Petitioner  
Tommy Paliter/General Contractor

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

**APPROVAL OF MINUTES**

*Regular Meeting of the Zoning Board of Appeals – January 15, 2026*

Commissioner Weisberg moved to approve the January 15, 2026, regular meeting minutes as drafted. Commissioner Zaransky seconded the motion.

On a roll call vote

Voting Yea: Commissioners Aronoff, Harmelech, Weisberg, & Zaransky

Voting Nay: None

Abstain: Acting Chair Chase

Acting Chair Chase declared that the motion passed 4-0.

**BUSINESS FROM THE PUBLIC**

There was no Business from the Public.

1 **OLD BUSINESS**

2 There was no Old Business.

3  
4 **NEW BUSINESS**

5 1. #VAR-2026-00059

6 Property: 363 Woodland Road Appellant: Debra & Barry Kravitz  
7 Zoning District: R5 Address: 363 Woodland Road, Highland Park, IL 60035  
8

9 The petitioners and owners, Debra & Barry Kravitz, 363 Woodland Road, Highland Park, IL 60035 request by  
10 authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section  
11 150.711, to encroach into the Established Building Setback/EBS.  
12

13 Planner Hoffmann reviewed the proposal:

- 14 • Project Background
  - 15 ○ new addition
  - 16 ○ R5 zoning district
  - 17 ○ built in 1937
- 18 • Site Location
- 19 • Aerial View was shown
- 20 • Plat of Survey
  - 21 ○ 40' building line; non-conforming
- 22 • Property Photos were displayed
- 23 • Proposed Work
- 24 • Elevations were illustrated
- 25 • Other Comments
  - 26 ○ there were none
  - 27 ○ 8 letters of support
- 28 • Review

29  
30 Acting Chair Chase asked if there:

- 31 • were any variances. Planner Hoffmann said none that he saw.
- 32 • is a definition of the EBS. Planner Hoffmann explained same.

33  
34 Acting Chair Chase swore in Cal Bernstein, Attorney with Samuels & Bernstein, who offered a history (35  
35 year-old ordinance). He said City Staff wanted to preserve front yards. Examples were given on Sheridan  
36 Road and Ravinia regarding the EBS. The applicant is looking to upgrade, make their home larger, and  
37 modernize it. The second floor is already set back from the first floor. Rooflines line up with the existing  
38 second floor. This is less than the floor-area-ratio/FAR.  
39

40 Mr. Bernstein referenced the standards from his letter. He expressed the hardship is site context, and the  
41 house is existing, non-conforming. There are 8 letters of support from neighbors.  
42

43 Acting Chair Chase asked if anyone in the audience wishes to speak on this matter. There was no one.  
44

45 Some ZBA comments for Petitioner are.....

- 46 • Commissioner Zaransky said it's a good plan. Standards are met; makes sense. He is in favor.
- 47 • Commissioner Aronoff said the request is reasonable. He will support it.

- 1 • Commissioner Weisberg said there is no FAR issue. He will support it.
- 2 • Commissioner Harmelech concurred.
- 3 • Acting Chair Chase believes the standards have been met.

4  
5 Commissioner Weisberg moved to approve the request as drafted. Commissioner Zaransky seconded the  
6 motion.

7  
8 On a roll call vote

9 Voting Yea Acting Chair Chase; Commissioners Aronoff, Harmelech, Weisberg, & Zaransky

10 Voting Nay: None

11  
12 Acting Chair Chase declared that the motion passed unanimously.

13  
14 2. #VAR-2026-00060

15 Property: 1550 Museum Drive

Appellant: Ronald Nisson

16 Zoning District: R2

Address: 1550 Museum Drive, Highland Park, IL 60035

17  
18 The petitioner and owner, Ronald Nisson, 1550 Museum Drive, Highland Park, IL 60035 request by authority  
19 of Section 173.030, of the Highland Park Zoning Code, a variation of provision Section 173.010(C), to exceed  
20 the maximum allowable 4' fence-height requirement.

21  
22 Planner Hoffmann reviewed the proposal:

- 23 • Project Background
  - 24 ○ exceed fence height to 8'
  - 25 ○ R2 zoning district
  - 26 ○ built in 2018
- 27 • Site Location (3 frontages)
- 28 • Aerial View was shown
- 29 • Plat of Survey (additions/zoning relief was granted in 2025)
- 30 • Property Photos were displayed
  - 31 ○ existing fence is 8'
- 32 • Proposed Work/Site Plan
- 33 • Other Comments
  - 34 ○ there were none
- 35 • Review

36  
37 Some ZBA comments for Staff are.....

- 38 • Acting Chair Chase asked if there are other fences in this development.
- 39 • Commissioner Weisberg asked if any neighborhoods have 8' fences. Planner Hoffmann said they are  
40 only allowed when properties abut busy roads or are next to train tracks. Other allowable fences are  
41 6'.
- 42 • Acting Chair Chase asked if this can attach to the other fence. Planner Hoffmann said yes.
- 43 • Commissioner Zaransky asked if it will be the same material. Planner Hoffmann will defer to the  
44 Applicant.

45  
46 Acting Chair Chase asked if anyone in the audience wishes to speak on this matter. There was no one.  
47

1 Acting Chair Chase swore in Petitioner Ron Nisson, owner, who advised he never intended to have a fence.  
2 It's due to the person who bought Michael Jordan's property, as photos are being taken of his family. There  
3 are 300 cars going there daily. It is no longer a neighborhood. He wants to protect his family and has  
4 contacted the police many times. The City has done nothing. Other homes have high fences. Mr. Nisson  
5 installed 35 pine trees which is not stopping the problem. It is out of hand. It is not what he spent \$2 million  
6 for. The survey is questionable. Neighbors are not happy. Four Greyhound busses were parked in front of his  
7 house all night long.

8  
9 Some ZBA comments for Petitioner are.....

- 10 • Acting Chair Chase asked:
    - 11 ○ about other fences. Mr. Nisson explained same. He shared Michael Jordan's house has a 10'
12 fence. Mr. Nisson said he has no intention of placing a fence in front on Museum Drive.
13 ○ if an 8' fence is unusual. Mr. Nisson said 350 cars and busses parked on the street are also14 unusual.15 ○ that the standards be addressed. Mr. Nisson said it is not detrimental and is not at the16 corner. He shared everyone's property values have dropped.
- 17 • Commissioner Weisberg asked how many properties are in the neighborhood. Planner Hoffmann
- 18 said 8. Mr. Nisson shared most people have gates that are approximately 8'. Michael Jordan's19 property has a 10' fence. The only way to protect his family is to install a fence.
- 20 • Commissioner Zaransky asked:
  - 21 ○ why not attach the fence?
22 ○ if the fence is L-shaped. Mr. Nisson said he doesn't want to be contained inside. He wants to
- 23 fence the area as proposed because he doesn't want any harm to his grandchildren. This is24 sad for the neighborhood, as it's a great place to live.25

26 Acting Chair Chase swore in Tommy Paliter, General Contractor, who said this is not a wrought-iron fence.  
27 Deer cannot pass through. People slow down and stare; awkward. Police site on Pointe Lane for hours.  
28 There is a pool that is not on the rendering. That is the hardship.

29  
30 More ZBA comments are.....

- 31 • Commissioner Aronoff commented an 8' fence is tall. The standards are met.
32 • Commissioner Harmelech appreciates the passion. The standards are met. There are 8' fences in this33 subdivision.34 • Commissioner Weisberg said the character of the neighborhood is unusual. He is in favor of this35 simple ask. The standards are met.36 • Commissioner Zaransky said it's an unusual ask. The standards have been met. It makes sense and37 doesn't cause an issue to extend. He asked if the fence could be on the inside of the trees. Mr.38 Nisson said he would like to view the trees. Mr. Paliter said it wouldn't line up with the corner.39 • Acting Chair Chase said it's a residential neighborhood. The 8' fence is an outlier. Mr. Paliter40 explained the neighbor has an 8' wrought-iron fence. A 6' fence was considered. The fence would be41 weaker, as it's hollow inside.42

43 Planner Hoffman said past variances would have to be researched.

44  
45 Commissioner Aronoff moved to approve the variance as submitted. Commissioner Harmelech seconded  
46 the motion.

1 On a roll call vote  
2 Voting Yea Commissioners Aronoff, Harmelech, Weisberg, & Zaransky  
3 Voting Nay: Acting Chair Chase  
4

5 Acting Chair Chase declared that the motion passed 4-1.  
6

7 **STAFF REPORT**

8 There is no Staff Report.  
9

10 **MISCELLANEOUS**

11 There are no Miscellaneous items.  
12

13 **ADJOURNMENT**

14 Commissioner Weisberg moved to adjourn the meeting at 8:22 p.m. Commissioner Aronoff seconded the  
15 motion.  
16

17 On a voice vote

18 Voting Yea Acting Chair Chase; Commissioners Aronoff, Harmelech, Weisberg, & Zaransky

19 Voting Nay: None  
20

21 Acting Chair Chase declared that the motion passed unanimously.  
22

23 Respectfully Submitted,  
24

25  
26 Gale Cerabona

27 Recorder  
28

29 **MINUTES OF JANUARY 15, 2026, WERE APPROVED WITHOUT CORRECTIONS.**

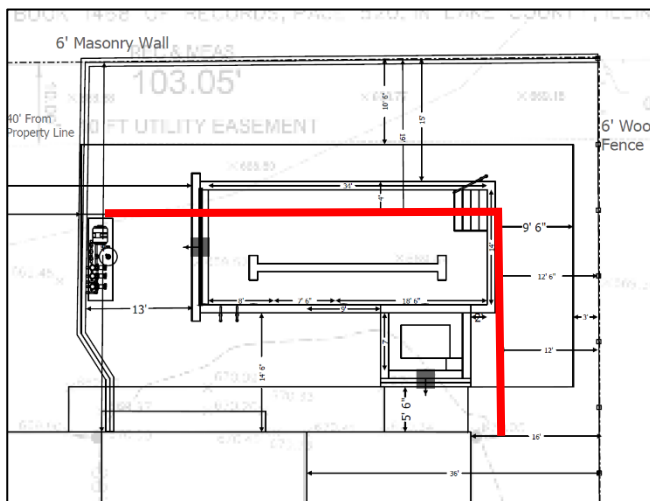
Date: March 19, 2026  
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)  
 From: Patrick Hoffmann, Planner II & Staff Liaison  
 Subject: 2021 Old Briar Rd Application Summary

**APPLICATION SUMMARY:**

The petitioner and owner, Bogdan Opanasyuk, (**the “Applicant”**) of 2021 Old Briar 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 150.703 to encroach into the required side yard setback along the northern property line for a pool. This property was previously before the ZBA on [January 15, 2026](#), please follow the link for previous materials.

The Applicant seeks relief from Section 150.703 by authority of Section 150.1204(A)(1):

- (i) To encroach into the north side yard setback of 19 feet by 4 feet for a pool;



The applicant has revised their plans to remove the gazebo and relocate the pool equipment to a conforming area. Additionally, the pool was shifted south to reduce the side yard encroachment to 4’.

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:**

- One letter of support from 243 Red Oak Ln (property to the north) was submitted.

**ATTACHMENTS:**

- Location Map & Copy of Legal Notice
- Applicant’s Packet
- Draft Approval Order<sup>1</sup>

<sup>1</sup> 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.

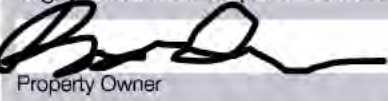
# Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: <b>2021 Old Briar Rd, Highland Park, IL 60035</b>	
Property's Current Zoning: <b>R-6</b>	Property's Current Use: <b>Primary Residence</b>
Lot/Tract Area (SF): <b>21743 SF</b>	Minimum Lot Area for Applicable Zoning District (SF):
Legal Description (note if attached): <b>LOT 1 IN EPSTEIN' S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12.</b>	
Brief Project Description: <b>Variance request to move the pool structure to the desired area</b>	

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

PETITIONER & OWNER INFORMATION	
<b>Petitioner</b>	
Applicant's Name:	<b>Bogdan "Bo" Opanasyuk</b>
Address (City, State, ZIP):	<b>2021 Old Briar Road, Highland Park, IL 60035</b>
<b>Owner</b>	
Property Owner's Name (if the Petitioner is not the legal owner of the property):	<b>Bogdan "Bo" Opanasyuk</b>
Address (City, State, ZIP):	<b>2021 Old Briar Road, Highland Park, IL 60035</b>
<b>Attorney or Representative Counsel</b>	
Contact Name:	<b>Ramiz Dababneh - Engineer</b>
Address (City, State, ZIP):	<b>RBD Engineering.com Glenview, IL</b>
<b>Architect/Builder</b>	
Contact Name:	<b>Mike Salazar of Platinum Pools</b>
Address (City, State, ZIP):	<b>300 Industrial Lane, Wheeling, IL 60090</b>

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: <b>11/24/25</b>
Sworn to before me this _____ day of _____, 20____.	Sworn to before me this _____ day of _____, 20____.
Notary	Notary

**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, March 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-2025-00058**

Petitioner: Bogdan Opanasyuk  
Zoning District: R6  
Subject Property: 2021 Old Briar Rd  
Highland Park, Illinois 60035

The petitioner and owner, Bogdan Opanasyuk, 2021 Old Briar 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 150.703, to encroach into the required side yard setback for a pool and accessory structure.

The Subject Property, commonly known as 2021 Old Briar Rd, is legally described as follows:

LOT 1 IN EPSTEIN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/ 4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1956 AS DOCUMENT 918156, IN BOOK 1468 OF RECORDS, PAGE 520, IN LAKE COUNTY, ILLINOIS.

PIN: 16-34-401-011-0000

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](mailto: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](mailto:etaub@cityhpil.com) or 847.926.1005.

Zoning Board of Appeals  
Alexis Yablon, Chairman

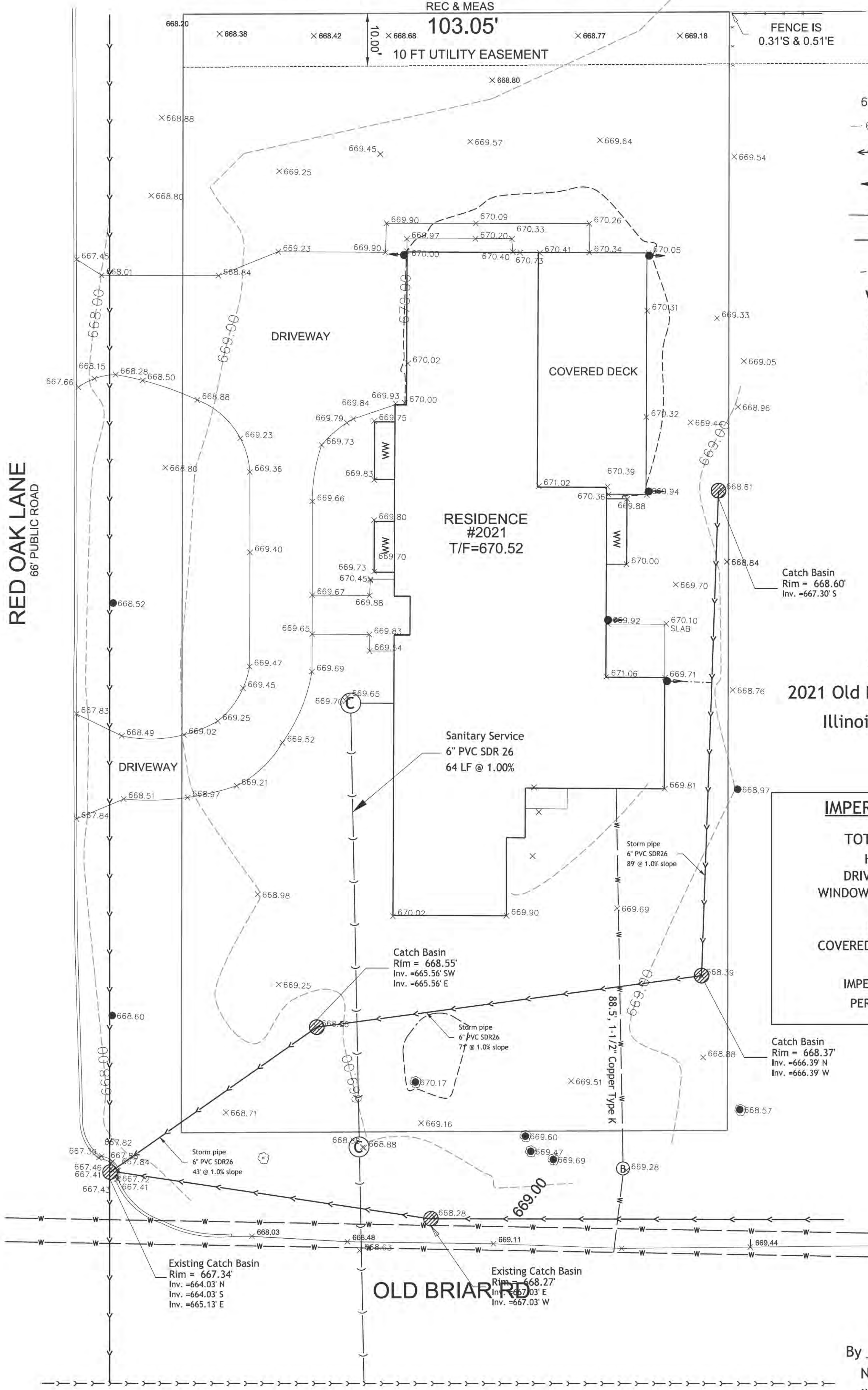
# As-Built Survey

LOT 1 IN EPSTEIN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1956 AS DOCUMENT 918156, IN BOOK 1468 OF RECORDS, PAGE 520, IN LAKE COUNTY, ILLINOIS.



## LEGEND

- 610.00 EXISTING ELEVATION
- 609 - EXISTING CONTOUR
- DRAINAGE FLOW
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- 4" DRAIN PIPE
- WW WINDOW WELL
- (S) SUMP PUMP
- (B) B-BOX
- (C) CLEANOUT



**Address:**  
2021 Old Briar Rd., Highland Park,  
Illinois, Lake County, 60035

### IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 21743 SF RECORD

- HOUSE AREA = 4159.50 SF
- DRIVEWAY AREA = 2173.60 SF
- WINDOW WELL AREA = 125.90 SF
- PATH AREA = 323.76 SF
- PATIO AREA = 111.30 SF
- COVERED DECK AREA = 917.18 SF

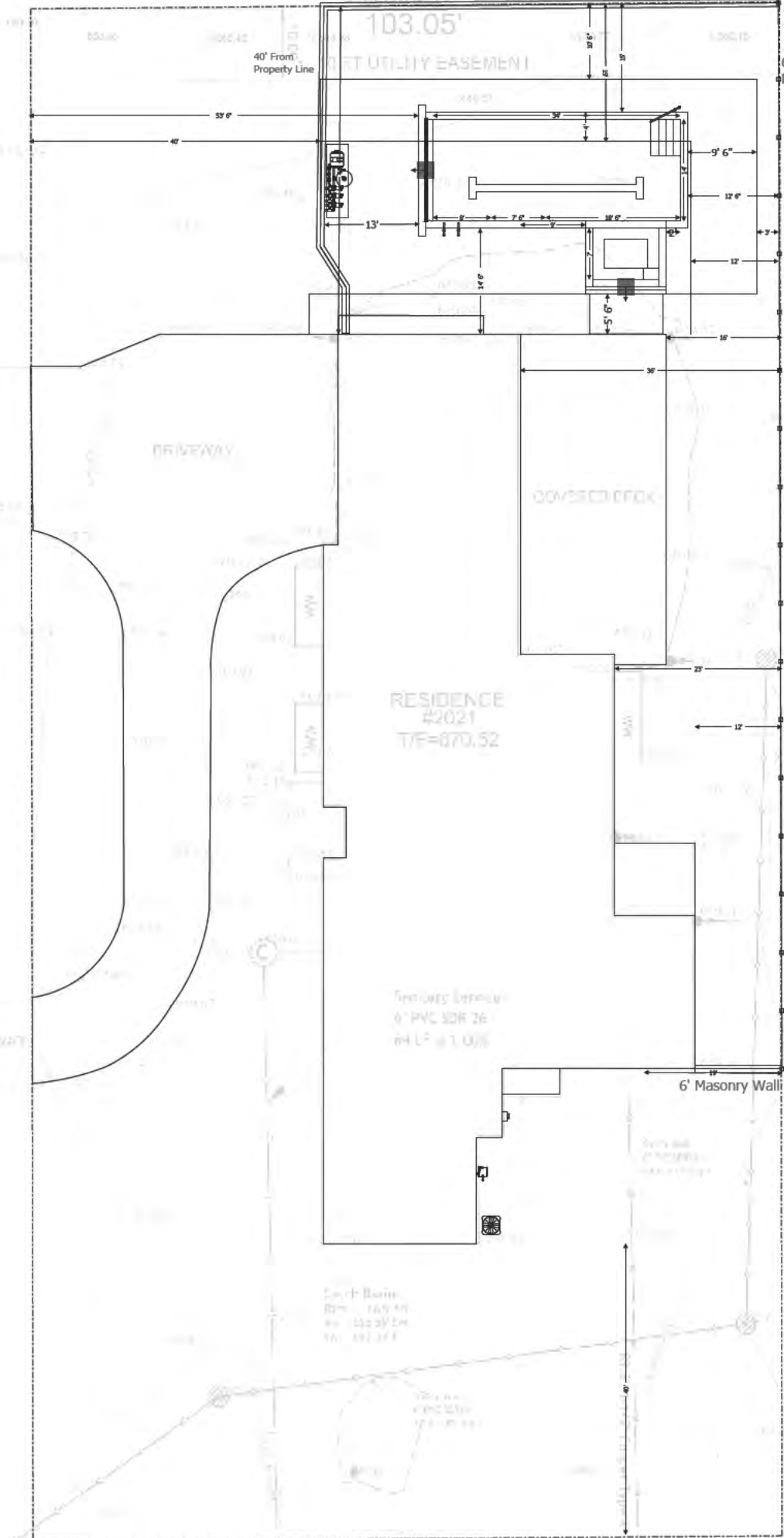
IMPERVIOUS TOTAL = 7811.24 SF  
PERVIOUS TOTAL = 13931.76 SF



By   
November 21, 2024  
Illinois Professional Engineer  
Certificate No. 062.067021  
Expiration date: 11-30-2025

<b>AB</b>	Client Name and Address:	Firm Name and Address:	No.	Revision/Issue	Date
	Homeland Sales and Development 6503 N. Le Mai Ave Lincolnwood, IL 60712 Tel: (773) 575-6050	Fluenta Consulting 201 E. Lakeside Dr., Vernon Hills, IL 60061 Tel: 773-349-5881			

6' Masonry Wall



FENCE IS 0.31'S & 0.51'E

6' Wood Privacy Fence

LEG

- INDIC. EXIS. W
- EXISTING
- DRAINAGE
- EXISTING
- EXISTING
- EXISTING
- 9" DIA.
- WW WIND
- S SWP
- (B) B-BOX
- (C) CLEAR

RESIDENCE #2021  
T/F=070.52

Specialty Service  
6" PVC SDR 26  
64 LF @ 7.00'S

Garage Basin  
Rim = 165.89  
In = 162.09  
In = 162.27

Garage Basin  
Rim = 163.00  
In = 159.21

Address

2021 Old Briar Rd.,  
Illinois, Lake Co

IMPERVIOUS AREA

- TOTAL LOT AREA
- HOUSE AREA
- DRIVEWAY AREA
- WINDOW WELL AREA
- PATIO AREA
- PATIO AREA
- COVERED DECK AREA

IMPERVIOUS TOTAL  
PERVIOUS TOTAL

Garage Basin  
Rim = 165.37  
In = 162.57  
In = 162.77















**DEBBIE SIEGEL**  
243 Red Oak  
Highland Park, IL 60035

March 11, 2026

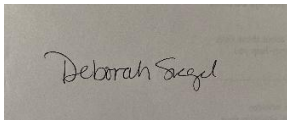
Re: ZBA Hearing  
2021 Old Briar, Highland Park, IL

To Whom It May Concern,

I am writing as beneficiary of the Deborah Siegel Trust - owner of 243 Red Oak, Highland Park, IL. Specifically, I am writing to support the revised drawings (removing the gazebo) and application for variance request for the proposed swimming pool at 2021 Old Briar subject to the following requests for conditional approval:

1. Other than the heater and filter and screening around the heater and filter, no other vertical components above the top elevation of the proposed inground pool shall be allowed north of the existing north building line as of the date of this approval; and
2. The height of the screening for the heater and filter shall be below the height of the fence.

Thank you,

A rectangular box containing a handwritten signature in cursive script that reads "Deborah Siegel".

Debbie Siegel,  
Beneficiary of the Deborah Siegel Trust  
(owner of 243 Red Oak, Highland Park, IL)



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  
BOGDAN OPANASYUK  
FOR VARIATION

APPEAL NO. ZBA VAR-2025-00058

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 Bogdan Opanasyuk of 2021 Old Briar 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 2021 Old Briar 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 R4 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 swimming pool as depicted on the Plans within Exhibit B.
  - a. To encroach into the north side yard setback of 19 feet by 4 feet for a pool;
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 January 15, 2026 and March 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 north side yard setback of 19 feet by 4 feet for a pool;

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. Site Plan for 2021 Old Briar Rd by Bogdan Opanasyuk, Case #VAR-2025-00058, for the March 19, 2026 ZBA meeting;

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

VAR-2025-00058  
2021 Old Briar Rd

(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 March 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 2021 Old Briar Rd, is legally described as follows:

LOT 1 IN EPSTEIN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/ 4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1956 AS DOCUMENT 918156, IN BOOK 1468 OF RECORDS, PAGE 520, IN LAKE COUNTY, ILLINOIS.

PIN: 16-34-401-011-0000

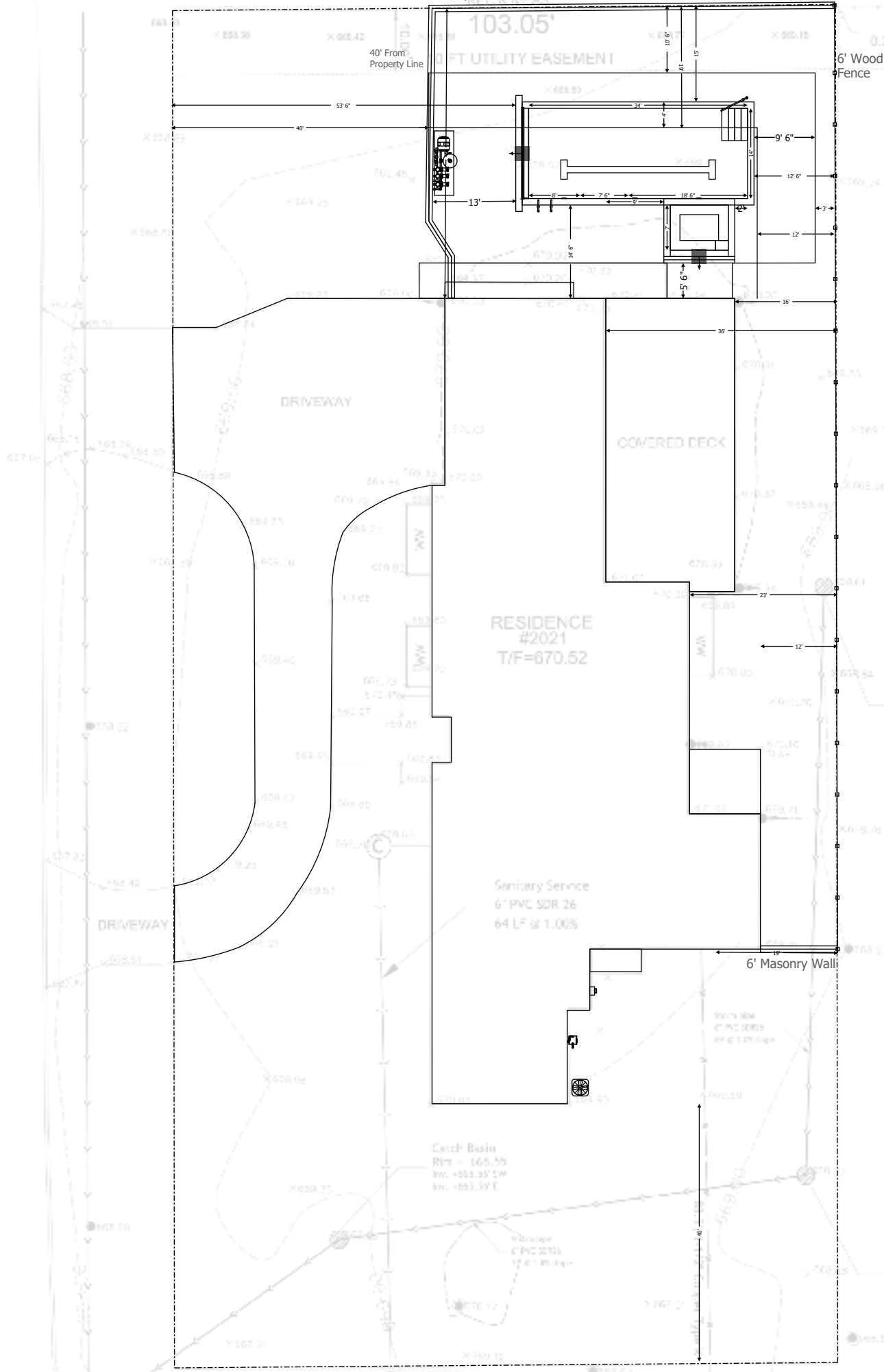
DRAFT

**EXHIBIT B**

[PLANS]

DRAFT

6' Masonry Wall



FENCE IS  
0.31'S & 0.51'E  
6' Wood Privacy  
Fence

Site Plan  
2021 Old Briar Rd  
VAR-2025-00058  
March 19, 2026 ZBA

Address  
2021 Old Briar Rd.,  
Illinois, Lake Co

IMPERVIOUS AREAS	
TOTAL LOT AREA	
HOUSE AREA	
DRIVEWAY AREA	
WINDOW WELL AREA	
PATH AREA	
PATIO AREA	
COVERED DECK AREA	
IMPERVIOUS TOTAL	
PERVIOUS TOTAL	

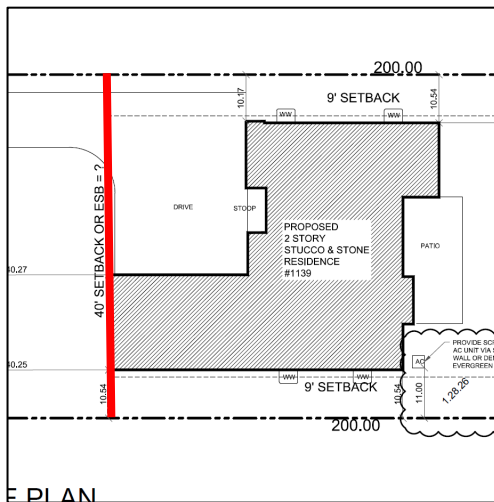
Date: March 19, 2026  
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)  
 From: Patrick Hoffmann, Planner II & Staff Liaison  
 Subject: 1139 Ridgewood Dr Application Summary

**APPLICATION SUMMARY:**

The petitioner Neil Fortunato on behalf of the owner, Keith Fisher, (**the “Applicant”**) of 1139 Ridgewood Dr 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 single family home. The subject property is located within the R5 zoning district and according to Lake County Assessor’s Office the home was built in 1930.

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 55.7 feet by 15.7 feet for a new single family home;



The applicant is proposing a new single family home that will sit 40’ from the front property line. This placement conforms with the minimum front yard requirement, but encroaches in the 55.7’ EBS requirement. As stated in the applicant’s hardship letter, the property has a heritage tree located near the existing home. In order to save the tree the applicant is requesting a variation to the EBS requirement to stay as far from the heritage tree as possible. Please see attached comments from Forestry.

In the event the variation is 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.

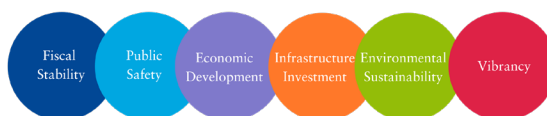
**NEIGHBOR & CITY COMMENTS:**

- Comments from Forestry are attached
- Demolition Review – approved for demolition on December 12, 2024

**ATTACHMENTS:**

- Location Map & Copy of Legal Notice
- Applicant’s Packet
- Draft Approval Order<sup>1</sup>

<sup>1</sup> 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: <i>1139 Ridgewood Dr.</i>	
Property's Current Zoning: <i>R5</i>	Property's Current Use: <i>SFH</i>
Lot/Tract Area (SF): <i>15,000 sq Ft</i>	Minimum Lot Area for Applicable Zoning District (SF): <i>12,000</i>
Legal Description (note if attached): <i>Attached</i>	
Brief Project Description:	

## FOR INTERNAL USE ONLY

Case #:
Date Received:
Hearing Date:
Fee Paid:
Third Party Deposit:

## PETITIONER & OWNER INFORMATION

Petitioner	
Applicant's Name:	<b>Neil Fortunato</b>
Address (City, State, ZIP):	<b>1500 Saunders Road Riverwoods, IL 60015</b>
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property):	<i>Keith Fisher</i>
Address (City, State, ZIP):	<i>1770 Orchid Court, HP 60035</i>
Attorney or Representative Counsel	
Contact Name:	<i>None</i>
Address (City, State, ZIP):	
Architect <u>Builder</u>	
Contact Name:	<b>Green Building Technologies</b>
Address (City, State, ZIP):	<b>1500 Saunders Road Riverwoods, IL 60015</b>



## 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.

*Keith Fisher*      *2-25-26*  
Property Owner      Date

*[Signature]*      *2-25-26*  
Petitioner (if Other Than Property Owner)      Date

Sworn to before me this *25* day of *February*, 20*26*

Sworn to before me this *25<sup>th</sup>* day of *February*, 20*26*.



Notary *[Signature]*

Notary *[Signature]*

**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, March 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-2026-00061**

Petitioner: Neil Fortunato

Zoning District: R5

Subject Property: 1139 Ridgewood Rd  
Highland Park, Illinois 60035

The petitioner Neil Fortunato on behalf of the owner, Keith Fisher, 1139 Ridgewood 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 1139 Ridgewood Rd, is legally described as follows:

THAT PART OF LOTS 4 AND 5 IN BLOCK 2 IN RIDGEWOOD PARK SUBDIVISION IN SECTION 26, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, 4 FEET NORTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 4, THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 200 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF SAID RIDGEWOOD DRIVE, A DISTANCE OF 75 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 200 FEET TO THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, 75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PIN: 16-26-404-008-0000

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](mailto: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](mailto:etaub@cityhpil.com) or 847.926.1005.

Zoning Board of Appeals | Alexis Yablon, Chairman

**Green Building Technologies, Inc.**

**1500 Saunders Road**

**Riverwoods, IL 60015**

**847 926-8888**

**Neilfortunato25@gmail.com**

**Letter of Hardship For 1139 Ridgewood Drive, Highland Park**

03/13/2026

There is healthy 25" DBH KEY Tree (#934) and a healthy 37" DBH Heritage Oak Tree (#908) at the rear yard of this site that have both grown very close to the small existing house that is planned for demolition. The locations of these 2 trees would prohibit the construction of a new house using the established 60' front yard set-back. We're requesting a variance from the established 60' front yard set-back to a 40' front yard set-back to preserve these 2 trees. Importantly, even a smaller new house plan using the 60' front yard set-back would be well within the canopy of the KEY and Heritage Trees that we're diligently trying to save.

To further maintain the health of the trees on the site, we will install underground utilities; water, sewer and electric, using directional boring without trenching through the tree roots.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Neil Fortunato', written in a cursive style.

Neil Fortunato



# BARTLETT TREE EXPERTS

Green Building Technologies, Inc. - 1139 Ridgewood Dr      Inventory: Evan Shorr Certified Arborist IL-4623A

Date: 1/9/26

Tree ID	Common Name	Genus	Species	DBH in Inches	Condition Class	Status
901	Spruce-Norway	Picea	abies	15	Good	
902	Hemlock	Tsuga	sp	9	Fair	
903	Buckthorn	Rhamnus	sp	6	Good	
904	Buckthorn	Rhamnus	sp	8	Fair	
905	Oak-Swamp White	Quercus	bicolor	22	Good	
906	Buckthorn	Rhamnus	sp	8	Dead	
907	Oak-Swamp White	Quercus	bicolor	30	Fair	Heritage
908	Oak-Swamp White	Quercus	bicolor	37	Good	Heritage
909	Willow-Pussy	Salix	discolor	10	Good	
910	Oak-Swamp White	Quercus	bicolor	28	Good	
911	Oak-Swamp White	Quercus	bicolor	20	Good	
912	Oak-Swamp White	Quercus	bicolor	22	Fair	
913	Maple-Norway	Acer	platanoides	12	Good	
914	Elm-Siberian	Ulmus	pumila	11	Fair	
915	Oak-Swamp White	Quercus	bicolor	19	Fair	
916	Elm-Siberian	Ulmus	pumila	7	Poor	
917	Oak-Swamp White	Quercus	bicolor	30	Fair	Heritage
918	Maple-Norway	Acer	platanoides	7	Good	
919	Maple-Norway	Acer	platanoides	9	Good	
920	Maple-Norway	Acer	platanoides	11	Good	
921	Elm	Ulmus	sp	6	Fair	
922	Maple-Norway	Acer	platanoides	11	Good	
923	Oak-Swamp White	Quercus	bicolor	30	Good	Heritage
924	Maple-Norway	Acer	platanoides	16	Good	
925	Maple-Norway	Acer	platanoides	12	Good	
926	Maple-Norway	Acer	platanoides	12	Good	
927	Oak-Swamp White	Quercus	bicolor	27	Good	
928	Maple-Norway	Acer	platanoides	20	Good	
929	Elm	Ulmus	sp	11	Good	
930	Linden	Tilia	sp	22	Good	
931	Pear	Pyrus	sp	11	Fair	
932	Maple-Norway	Acer	platanoides	17	Good	
933	Maple-Norway	Acer	platanoides	14	Good	
934	Oak-Northern Red	Quercus	rubra	25	Good	KEY

# BOUNDARY & TOPOGRAPHIC SURVEY

OF

THAT PART OF LOTS 4 AND 5 IN BLOCK 2 IN RIDGEWOOD PARK SUBDIVISION IN SECTION 26, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, 4 FEET NORTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 4, THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 200 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF SAID RIDGEWOOD DRIVE, A DISTANCE OF 75 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 200 FEET TO THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, 75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

LAND TOTAL AREA: 15,000 SQ.FT. = 0.344 ACRE.

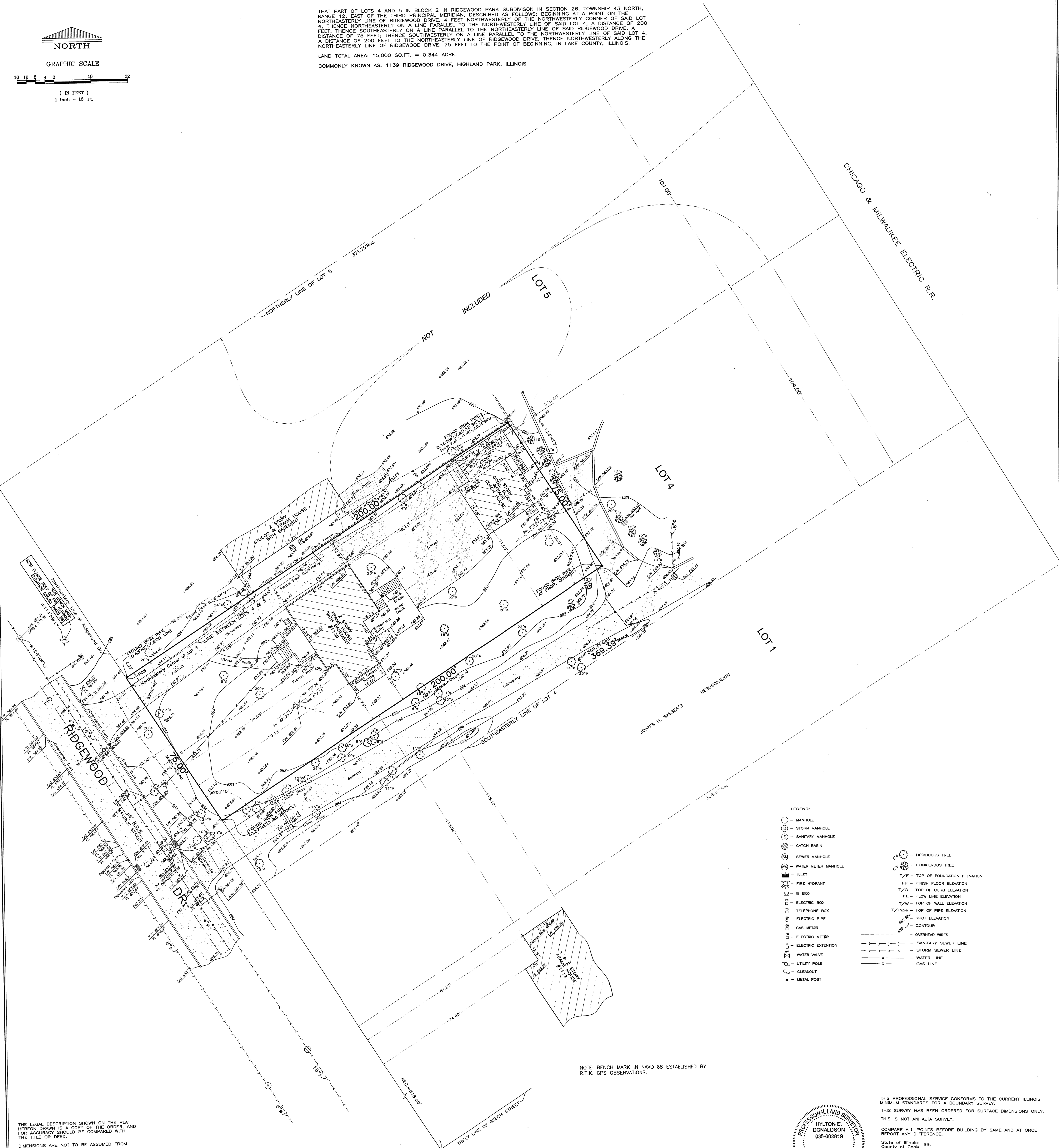
COMMONLY KNOWN AS: 1139 RIDGEWOOD DRIVE, HIGHLAND PARK, ILLINOIS



GRAPHIC SCALE



( IN FEET )  
 1 Inch = 16 Ft.



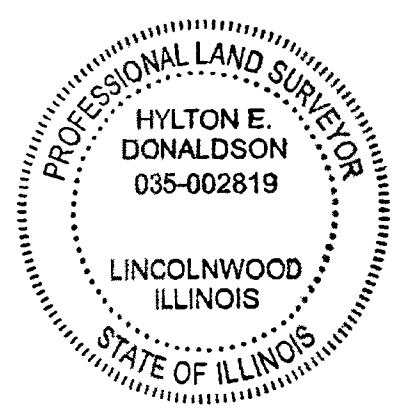
- LEGEND:
- - MANHOLE
  - ⊙ - STORM MANHOLE
  - ⊕ - SANITARY MANHOLE
  - ⊗ - CATCH BASIN
  - ⊙ - SEWER MANHOLE
  - ⊙ - WATER METER MANHOLE
  - ⊙ - INLET
  - ⊙ - FIRE HYDRANT
  - ⊙ - B BOX
  - ⊙ - ELECTRIC BOX
  - ⊙ - TELEPHONE BOX
  - ⊙ - ELECTRIC PIPE
  - ⊙ - GAS METER
  - ⊙ - ELECTRIC METER
  - ⊙ - ELECTRIC EXTENSION
  - ⊙ - WATER VALVE
  - ⊙ - UTILITY POLE
  - ⊙ - CLEANOUT
  - ⊙ - METAL POST
  - ⊙ - DECIDUOUS TREE
  - ⊙ - CONIFEROUS TREE
  - T/F - TOP OF FOUNDATION ELEVATION
  - FF - FINISH FLOOR ELEVATION
  - T/C - TOP OF CURB ELEVATION
  - FL - FLOW LINE ELEVATION
  - T/W - TOP OF WALL ELEVATION
  - T/Pipe - TOP OF PIPE ELEVATION
  - SPOT - SPOT ELEVATION
  - CONTOUR
  - OVERHEAD WIRES
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - WATER LINE
  - GAS LINE

NOTE: BENCH MARK IN NAVD 88 ESTABLISHED BY R.T.K. GPS OBSERVATIONS.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.  
 BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 24-103280  
 SCALE: 1 INCH = 16 FEET.  
 DATE OF FIELD WORK: October 25, 2024.  
 ORDERED BY: NICHOLAS DESIGN COLLABORATIVE



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY. THIS IS NOT AN ALTA SURVEY.  
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.  
 State of Illinois ss.  
 County of Cook ss.  
 We, PROFESSIONALS ASSOCIATED - MM SURVEY, CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.  
 Date: November 7, 2024.  
 Hylton E. Donaldson  
 ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.  
 Drawn by: J.V.

# RIDGEWOOD DRIVE, HIGHLAND PARK, IL - FRONT SETBACK ANALYSIS

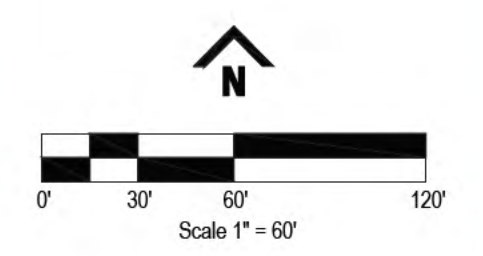


address	front setback (feet)	comment
1043		lot in depth - no frontage on Ridgewood
1045	62.8	
1047		lot in depth - no frontage on Ridgewood
1051	61.7	
1059	47.4	
1069	67.9	
1077	74.3	
1089	70.4	
1099	44.2	
1111	74	
1119	74.8	
1139	74.6	
1147	65.1	
1155	61.5	
1163	51.5	assumes road centered in 66' right of way
1179	37.4	assumes road centered in 66' right of way
1189	29.5	assumes road centered in 66' right of way

Note:  
Setbacks for all lots other than 1139 are scaled from Lake County Maps Online GISdata. 1139 setback based on actual field.

**BLECK**  
engineers | surveyors  
Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 W bleckeng.com

1139 Ridgewood Drive  
Highland Park, IL



ISSUED DATE	ISSUED FOR
11.14.2025	PERMIT
01.29.2026	HP Review

PROFESSIONAL SEAL

© 2025 Bleck Engineering Company, Inc. All Rights Reserved  
Illinois Professional Design Firm 194.000911

GREEN BUILDING TECH.  
1500 Saunders Road  
Riverwoods, IL 60015

90-421	Project No.
DID	Drawn By
MGB	Checked By

Drawing No. **1**

Drawing Name  
Setback Exhibit



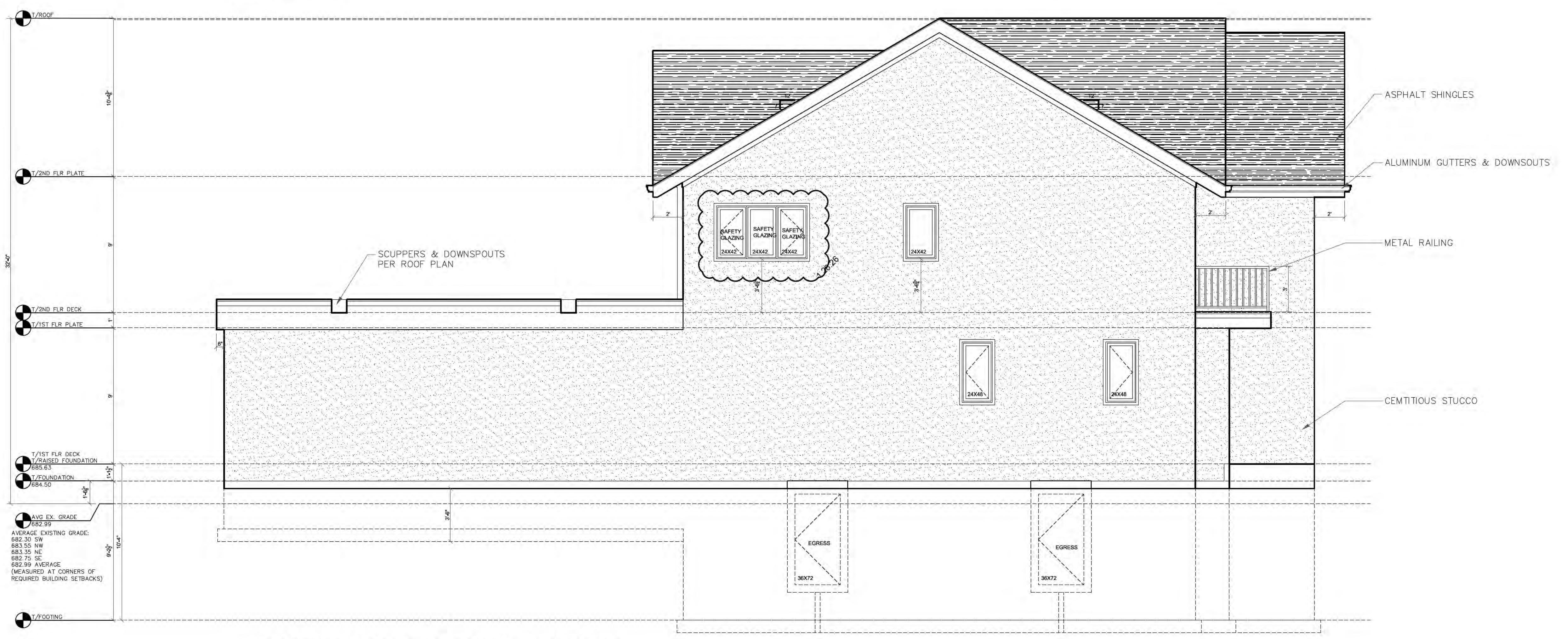
ELECTRIC NOTE:  
ELECTRICAL CONTRACTOR  
SHALL PROVIDE 1/2" DIAMETER EMPTY CONDUIT WITH PULL CORD; FROM INCOMING WATER SERVICE METER TO PROPOSED AUTOMATIC METER READER (AMR)



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

**WINDOW SIZES:**  
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

**DOOR SIZES:**  
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.



**02 SOUTH (RIGHT SIDE) ELEVATION**  
SCALE: 1/4"=1'-0"

**SHEET NO. A-7**  
OF 16 SHEETS

**DATE:**  
11.14.25  
11.17.25  
11.19.25  
01.26.26

**NEW SINGLE FAMILY RESIDENCE**  
1139 RIDGEWOOD DRIVE  
HIGHLAND PARK, ILLINOIS 60035

**DRAWINGS PREPARED BY:**  
**CLIFFORD TOWN, ARCHITECT**  
1287 SHERMER ROAD  
NORTHBROOK, ILLINOIS 60062  
PHONE: 847-468-0900

**332 N. DEERE PARK DRIVE WEST**  
HIGHLAND PARK, ILLINOIS 60035  
PHONE: 847-926-8888  
FAX: 847-926-8873  
WEBSITE: www.greenbuildingtechnologiesinc.com

**Green Building Technologies**



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

**WINDOW SIZES:**  
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

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**02 SOUTH (RIGHT SIDE) ELEVATION**  
SCALE: 1/4"=1'-0"

SHEET NO.	<b>A-8</b>		
	OF 16 SHEETS		
DATE:	11.14.25	11.17.25	11.19.25
			01.26.26
	DRAWINGS PREPARED BY:		
	CLIFFORD TOWN, ARCHITECT		
NEW SINGLE FAMILY RESIDENCE			
1139 RIDGEWOOD DRIVE			
HIGHLAND PARK, ILLINOIS 60035			
DRAWINGS PREPARED BY:			
CLIFFORD TOWN, ARCHITECT			
1387 SHERMER ROAD			
NORTHBROOK, ILLINOIS 60062			
PHONE: 847-498-0900			
PHONE: 847-498-0900			
WEBSITE: www.greenbuildingtechnologiesinc.com			
332 N. DEERE PARK DRIVE WEST			
HIGHLAND PARK, ILLINOIS 60035			
PHONE: 847-926-8888			
FAX: 847-926-8873			
WEBSITE: www.greenbuildingtechnologiesinc.com			
			



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

To: Building Division  
From: Zubin Coleman, Planner II  
Date: December 12, 2024  
RE: Historic Preservation Commission Demolition Review – 1139 Ridgewood Drive

At the December 12, 2024 meeting of the Historic Preservation Commission a determination of significance found that the following structure does not satisfy any of the Criteria for Landmark Designation in Chapter 24 of the City Code:

- **1139 Ridgewood Drive**

However, integrity was not found for this structure. Since integrity was not upheld, **no delay** was imposed and permits can be issued for the demolition of the house.

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

Regards,

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.



**Date:** March 16, 2026  
**To:** Patrick Hoffmann, Planner II  
**From:** Ben Miller, City Forester  
**Subject:** 1139 Ridgewood Dr - Variation

---

I have been asked to review a request to encroach into the established building setback at 1139 Ridgewood Drive. This 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, Key, & Heritage* trees.

The existing landscape of 1139 Ridgewood Dr includes 11 trees identified as *Key* under Chapter 94 of Highland Park City code. Two oaks, one 32” and one 37” DBH, meet Chapter 94 criteria to be considered *Heritage*. The trees were independently evaluated in “fair” & “good” condition, respectively.

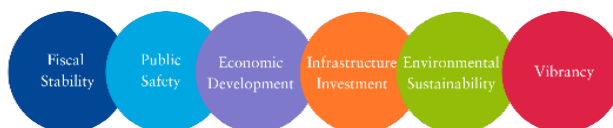
Should the proposed development be granted relief, current plans call for removal of three trees; #931 (11” Callery Pear), #930 (22” Linden), & #917 (29” Swamp White Oak) for the construction of the new single family residence. One *Key* tree (#917) would be removed to accommodate new construction.

With approval of the front yard encroachment, construction can be located further from a number of mature oaks on the site. Notably, a 28” (#910, *Key*), 20” (#911, *Key*), 32” (#907, *Heritage*), & 37” (#908, *Heritage*) that reside in the rear yard (see attached map below). With this increased buffer, a greater portion of their critical root zones can be excluded from construction-related disturbance (including excavation). Thereby, allowing for greater protection and likelihood of survival.

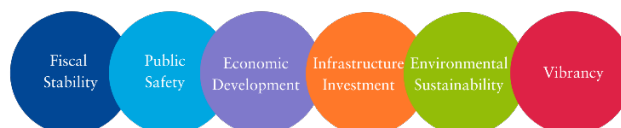
In the event relief is **not** granted, development of this site would be shifted further northeast. As currently designed, this structure would conflict with many of the *Key* and *Heritage* trees on this lot, and would necessitate the removal of **at least** one of *Heritage* trees. A number of additional *Key* trees, would also be removed. This request would require relief from the Zoning Board of Appeals in the form of an application for “Removal of *Heritage* tree(s) in Good Condition”.

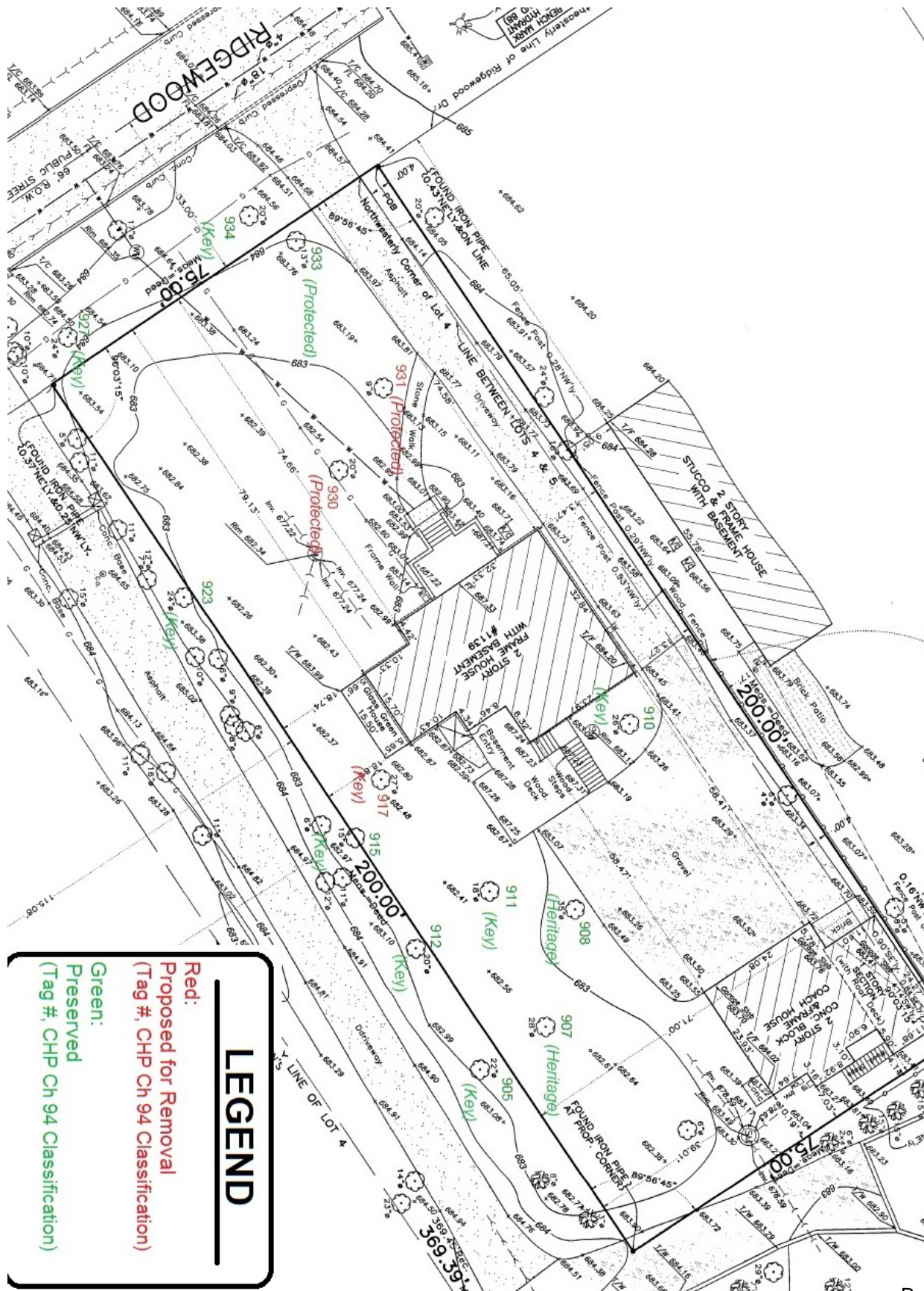
As this request will allow for the protection/preservation of a number of *Key & Heritage* trees on this parcel, **I support this request for encroachment into the front yard setback of Ridgewood Dr.**

If the proposal is approved by the ZBA and all *Heritage* Oaks will be preserved through construction, the applicant will be required to provide a comprehensive tree preservation as part of the City’s permitting process. This Tree Preservation Plan must take into account all trees on/adjacent to the property. It must be developed with assistance of a Certified



Arborist. This Arborist will help create and administer a long term strategy prior to, during, and beyond completion of construction. This may include, but not be limited to, installation of construction exclusion fence for tree preservation, root pruning, canopy pruning, crown reduction pruning, fertilizing, opportunistic pest control regimen, directional boring of utilities, and any other measures recommended by the Arborist.







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  
KEITH FISHER  
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00061

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 Neil Fortunato and owner Keith Fisher of 1139 Ridgewood Drive, 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 1139 Ridgewood 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 150.711 of the City Code (the "**Variation**"), to construct a new single family home as depicted on the Plans within Exhibit B.
  - a. To encroach into the Established Building Setback of 55.7 feet by 15.7 feet for a new single family home;
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 March 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 55.7 feet by 15.7 feet for a new single family home;

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 1139 Ridgewood Dr by Clifford Town, Architect, page A-1, dated 1/28/2026,
- b. Proposed Site Plan for 1139 Ridgewood Dr by Clifford Town, Architect, page A-7 & A-8, dated 1/28/2026;

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.

VAR-2026-00061  
1139 Ridgewood Dr

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 March 19, 2026

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

By: \_\_\_\_\_  
Alexis Yablon, Chairman

# 5146803\_v2

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

The Subject Property, commonly known as 1139 Ridgewood Rd, is legally described as follows:

THAT PART OF LOTS 4 AND 5 IN BLOCK 2 IN RIDGEWOOD PARK SUBDIVISION IN SECTION 26, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, 4 FEET NORTHWESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 4, THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 200 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF SAID RIDGEWOOD DRIVE, A DISTANCE OF 75 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 200 FEET TO THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF RIDGEWOOD DRIVE, 75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

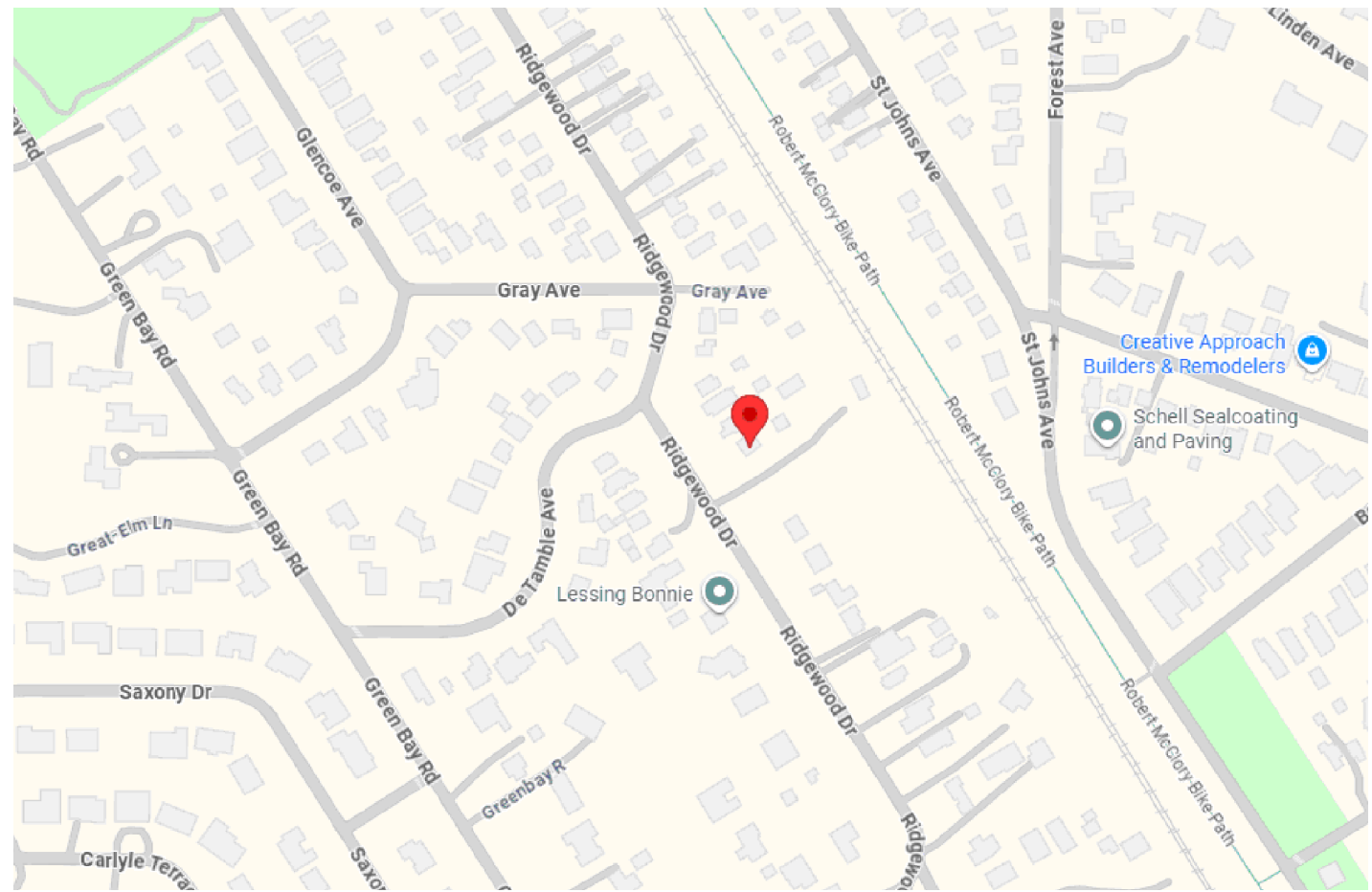
PIN: 16-26-404-008-0000

DRAFT

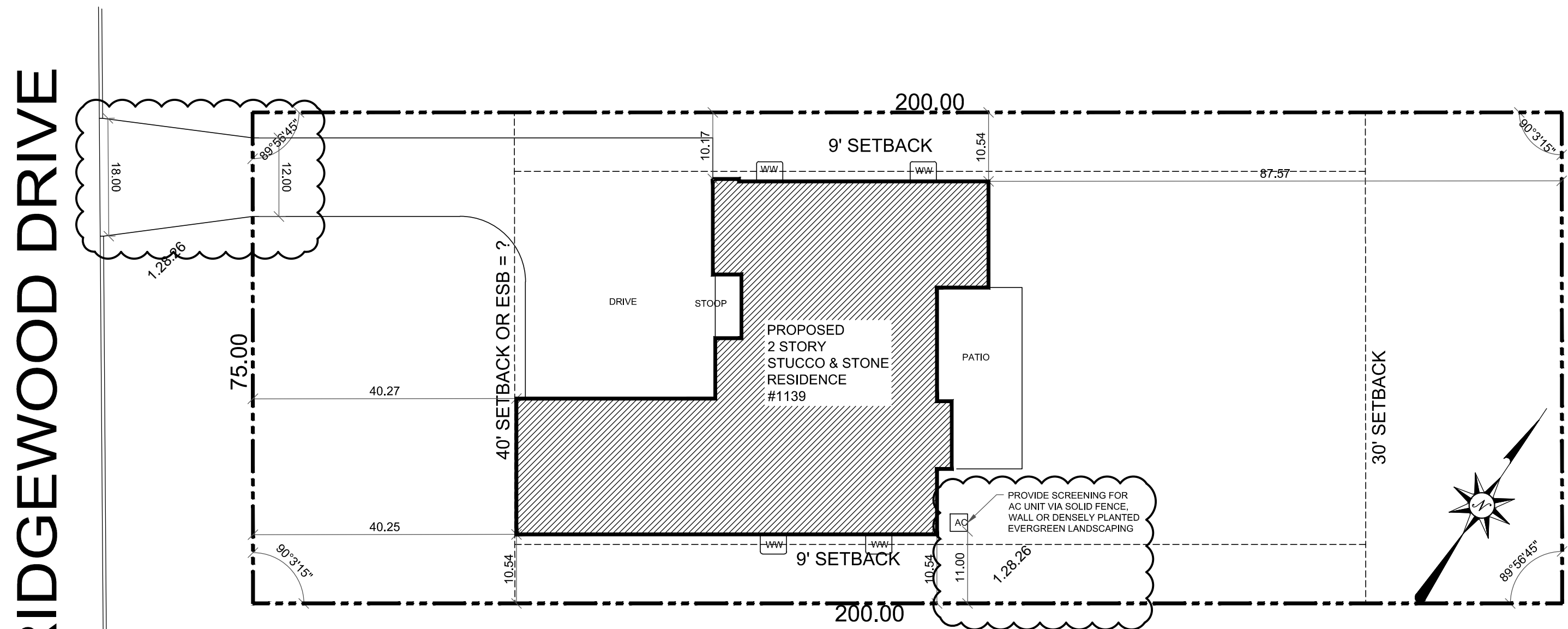
**EXHIBIT B**

[PLANS]

DRAFT



**01 PROJECT LOCATION**  
NOT TO SCALE



**02 SITE PLAN**  
SCALE: 1/16"=1'-0"

**SITE NOTES**

- ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
- THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 6 FOOT HIGH FENCE ALONG THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.
- WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 10 FEET FROM ALL PROPERTY LINES AND SHALL BE HIDDEN FROM THE SIGHT OF ANY PUBLIC RIGHT OF WAY WHERE PRACTICABLE.
- CONSTRUCTION DEBRIS & HOUSE CONTAMINANT SHALL BE REMOVED FROM ALL JOB SITES. CONTAMINANT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ARABIC NUMERALS, AT LEAST THREE (3) INCHES IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.
- CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF SIZE.
- FOOTING DRAINS, STORM WATER DRAINS, ROOF DRAINS, PAVED AREA DRAINS, YARD DRAINS, COURTYARD DRAINS AND SIMILAR DRAINS SHALL BE CONNECTED TO THE CITY OF HIGHLAND PARK STORM SEWER SYSTEM OR TO ANOTHER APPROVED POINT OF DISCHARGE.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHLAND PARK STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHLAND PARK STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY HIGHLAND PARK, THE ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
- THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIE: 800-892-0123)
- THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK.
- ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT.
- SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
- CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK.
- ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION.
- THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR.
- THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE HIGHLAND PARK STANDARD DETAIL.
- CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS SL OVER A THREE INCH (3") AGGREGATE (CA-6) BASE.
- GROUND MOUNTED EQUIPMENT MAY NOT ENCROACH WITHIN ANY ZONING ORDINANCE REQUIRED YARD SETBACK OR BUILDING LINE.
- ANY GROUND MOUNTED EQUIPMENT WILL REQUIRE A SOLID FENCE, WALL OR DENSELY PLANTED EVERGREEN LANDSCAPE PLANTING TO PROVIDE SCREENING TO COMPLY WITH THE CITY OF HIGHLAND PARK ORDINANCE, SECTION 150.2250.
- EMERGENCY GENERATOR INSTALLATION REQUIRES A SEPARATE PERMIT. IF APPLICABLE, ANY GENERATOR LOCATION TO COMPLY WITH CLEARANCE REQUIRED TO OUTDOOR INTAKE AND EXHAUST OPENINGS ON RESIDENCE PER 2018 IRC SECTION R303.5 AND WHEN IN "EXERCISE MODE" WILL NOT EXCEED 70 DECIBELS AT ADJACENT LOT LINE PER CITY OF HIGHLAND PARK ZONING ORDINANCE SECTION 150.607.

**GENERAL NOTES**

- CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE THE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION SHALL NOT BE SCALED. DUE TO THE NATURE OF CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
- DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER/SUB-CONTRACTOR AGREE AND ARE SATISFIED WITH THESE PLANS AS BEING ADEQUATE TO CONSTRUCT THE PROJECT AS INTENDED.
- THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT AND OWNER IF DISCREPANCIES EXIST.
- BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THEIR PART OF THE WORK, OR THAT IN ANY MANNER AFFECT THE WORK UNDER CONTRACT.
- ALL FEDERAL AND ILLINOIS HEALTH AND SAFETY ACTS SHALL BE INCORPORATED INTO THE GENERAL SPECIFICATIONS. ANY CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
- FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELL AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED AT THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
- THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
- EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
- ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
- GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
- EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.
- A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDING OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN SIDE THE BUILDING. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R VALUES, U FACTORS, TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT, AS WELL AS THE RESULT FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED ON THE BUILDING.

**DRAWING INDEX**

A1	PROJECT LOCATION SITE PLAN NOTES
A2	PROJECT INFORMATION NOTES
A3	FOUNDATION PLAN
A4	RADON VENT DETAIL
A5	BASEMENT PLAN
A6	FIRST FLOOR PLAN
A7	SECOND FLOOR PLAN
A8	ROOF PLAN
A9	WEST (FRONT) ELEVATION
A10	SOUTH (RIGHT SIDE) ELEVATION
A11	EAST (REAR) ELEVATION
A12	NORTH (LEFT SIDE) ELEVATION
A13	FIRST FLOOR FRAMING PLAN
A14	SECOND FLOOR FRAMING PLAN
A15	CEILING FRAMING PLAN
A16	ROOF FRAMING PLAN
A17	TYPICAL WALL SECTION
A18	WINDOW WELL SECTION
A19	RAISE PERIMETER FOUNDATION DETAIL
A20	MASTER BALCONY DETAIL
A21	GARAGE SECTION
A22	BEAM/ COLUMN/ FOOTING DETAIL
A23	TYPICAL PORTAL FRAMING DETAIL
A24	BASEMENT ELECTRICAL PLAN
A25	FIRST FLOOR ELECTRICAL PLAN
A26	SECOND FLOOR ELECTRICAL PLAN
A27	LIGHT & VENTILATION SCHEDULE
A28	SUPPLY RISER DIAGRAM
A29	WASTE & VENT DIAGRAM
A30	WATER SERVICE CALCULATIONS

SPRINKLER SYSTEM DRAWINGS PROVIDED SEPARATELY

**ZONING INFORMATION**

ZONED	= R5
LOT AREA	= 15000.00
REQUIRED BUILDING SETBACKS:	
FRONT	= 40.00
SIDE	= 9.00
COMBINED SIDES	= 18.75
REAR	= 30.00
MAXIMUM BUILDING HEIGHT	= 32.00
AVG. EXISTING GRADE TO T/ROOF	= 32.00

**APPLICABLE CODES**

- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2014 ILLINOIS STATE PLUMBING CODE (IPC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2021 ILLINOIS ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL FIRE CODE
- CITY OF HIGHLAND PARK AMENDMENTS TO THE BUILDING CODES

**FLOOR AREA RATIO CALCULATIONS**

FIRST FLOOR	= 2575.43
SECOND FLOOR	= 1921.90
TOTAL	= 4497.33
MAXIMUM ALLOWABLE	= 4500.00

**2021 IECC PRESCRIPTIVE PACKAGE INSULATION & GLAZING REQUIREMENTS**

CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-30 CAVITY
	R-20 CAVITY + 5 CI
	R-13 CAVITY + 10 CI
	R-20 CI

**DESIGN CRITERIA**

- SEISMIC DESIGN CATEGORY: B
- BASIC WIND SPEED: 90mph
- CONCRETE WEATHERING ZONE: SEVERE
- TERMITE INFESTATION PROBABILITY: MODERATE TO HEAVY
- FROST PROTECTION DEPTH: 42"
- GROUND SNOW LOAD: 30
- DEAD LOAD: 20
- LIVE LOADS:
  - ATTICS WITHOUT STORAGE 10
  - ATTICS WITH LIMITED STORAGE 20
  - HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS 30
  - BALCONIES (EXTERIOR) AND DECKS 40
  - FIRE ESCAPES 40
  - GUARDRAILS AND HANDRAILS 200
  - GUARDRAIL IN-FILL COMPONENTS 50
  - PASSENGER VEHICLE GARAGES 50
  - ROOMS OTHER THAN SLEEPING ROOMS 40
  - SLEEPING ROOMS 30
  - STAIRS 40
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 'c=3,000
- PSI SOIL BEARING CAPACITY SHALL BE 3000 PSF (MIN)



**SHEET NO. A-1 OF 16 SHEETS**  
**DATE:** 11.14.25, 11.17.25, 11.19.25, 01.28.26  
**NEW SINGLE FAMILY RESIDENCE**  
**1139 RIDGEWOOD DRIVE**  
**HIGHLAND PARK, ILLINOIS 60035**  
**DRAWINGS PREPARED BY:**  
**CLIFFORD TOWN, ARCHITECT**  
 1287 SHERBURN ROAD  
 NORTHBROOK, ILLINOIS 60062  
 PHONE: 847-468-0900  
**332 N. DEERE PARK DRIVE WEST**  
**HIGHLAND PARK, ILLINOIS 60035**  
 PHONE: 847-926-8888  
 FAX: 847-926-8873  
 WEBSITE: www.greenbuildingtechnologiesinc.com  
**Green Building Technologies**  
 EXP. 11-26 1/28/26

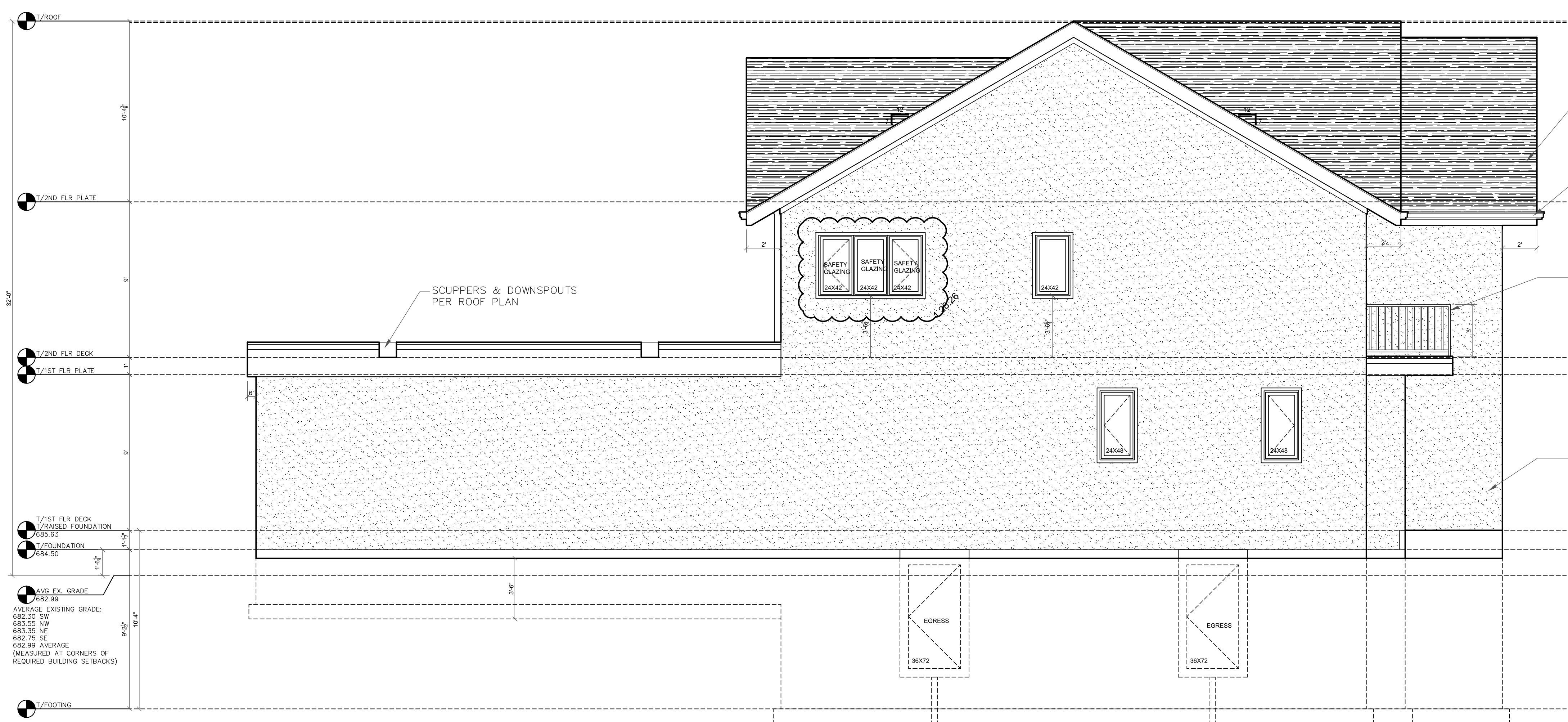
ELECTRIC NOTE:  
ELECTRICAL CONTRACTOR  
SHALL PROVIDE 1/2" DIAMETER EMPTY CONDUIT WITH PULL CORD; FROM INCOMING WATER SERVICE METER TO PROPOSED AUTOMATIC METER READER (AMR)



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

**WINDOW SIZES:**  
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

**DOOR SIZES:**  
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.



**02 SOUTH (RIGHT SIDE) ELEVATION**  
SCALE: 1/4"=1'-0"

SHEET NO.  
**A-7**  
OF 16 SHEETS

DATE:  
11.14.25  
11.17.25  
11.19.25  
01.26.26

NEW SINGLE FAMILY RESIDENCE  
1139 RIDGEWOOD DRIVE  
HIGHLAND PARK, ILLINOIS 60035

DRAWINGS PREPARED BY:  
**CLIFFORD TOWN, ARCHITECT**  
1287 SHERMER ROAD  
NORTHBROOK, ILLINOIS 60062  
PHONE: 847-488-0900

332 N. DEERE PARK DRIVE WEST  
HIGHLAND PARK, ILLINOIS 60035  
PHONE: 847-926-8888  
FAX: 847-926-8873  
WEBSITE: www.greenbuildingtechnologiesinc.com

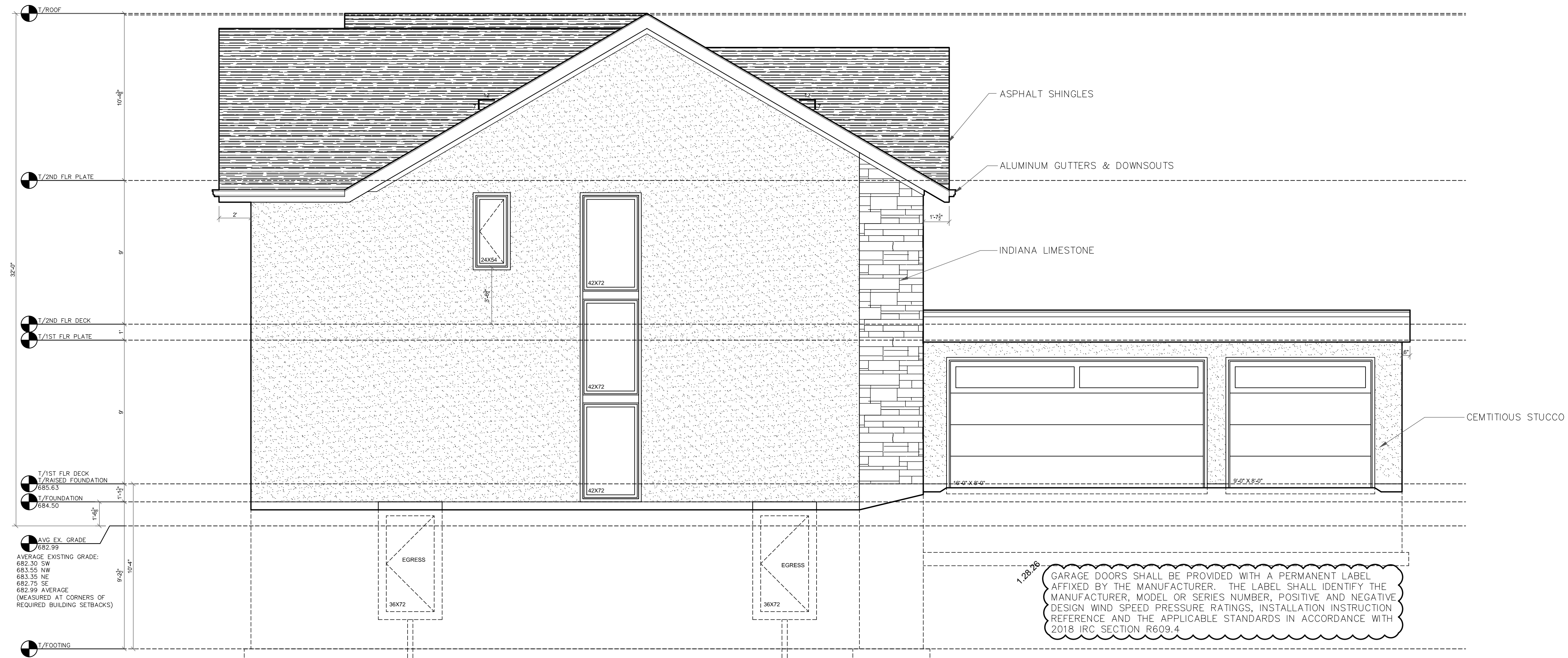




**01 WEST (FRONT) ELEVATION**  
SCALE: 1/4"=1'-0"

**WINDOW SIZES:**  
WINDOW SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN INCHES OF WINDOW DRAWN. ACTUAL WINDOW SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. WINDOWS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.

**DOOR SIZES:**  
DOOR SIZES NOTED ARE DIMENSIONS (WIDTH X HEIGHT) IN FEET & INCHES OF DOOR DRAWN. ACTUAL DOOR SIZES VARY BY MANUFACTURER AND SHOULD BE SELECTED BY OWNER/ CONTRACTOR TO BE THE CLOSEST STANDARD AVAILABLE UNIT. DOORS MARKED "EGRESS" ON PLANS MUST MEET ALL NATIONAL, STATE, & LOCAL EGRESS CODES.



**02 SOUTH (RIGHT SIDE) ELEVATION**  
SCALE: 1/4"=1'-0"

SHEET NO.

**A-8**

OF 16 SHEETS

DATE:

11.14.25  
11.17.25  
11.19.25  
01.26.26

NEW SINGLE FAMILY RESIDENCE  
1139 RIDGEWOOD DRIVE  
HIGHLAND PARK, ILLINOIS 60035

DRAWINGS PREPARED BY:  
**CLIFFORD TOWN, ARCHITECT**  
1297 SHERMER ROAD  
NORTHBROOK, ILLINOIS 60062  
PHONE: 847-498-0900

332 N. DEERE PARK DRIVE WEST  
HIGHLAND PARK, ILLINOIS 60035  
PHONE: 847-926-8888  
FAX: 847-926-8873  
WEBSITE: www.greenbuildingtechnologiesinc.com



Date: March 19, 2026
To: Chair Alexis Yablon & Zoning Board of Appeals ("ZBA")
From: Patrick Hoffmann, Planner II & Staff Liaison
Subject: 879 Burton Ave Application Summary

APPLICATION SUMMARY:

The petitioner and owner, Irwin Melendez, (the "Applicant") of 879 Burton Ave Highland Park, IL 60035, (the "Property") request by authority of Section 150.1204(A)(1) and Section 150.1204(A)(5) of the Highland Park Zoning Code, variation of provision Section 150.703 and Section 150.707(D)(1) to encroach into the side yard setback and exceed the rear yard coverage limitation for a garage addition. The subject property is located within the R6 zoning district and Small Lot Overall (SLOZ). According to Lake County Assessor's Office the home was built in 1929.

The Applicant seeks relief from Section 150.703 and Section 150.707(D)(1) by authority of Section 150.1204(A)(1) and Section 150.1204(A)(5):

- (i) To encroach into both required side yard setbacks of 5 feet by 0.6' feet to the north and 2 feet to the south for a garage addition,
(ii) To encroach into the required 3 feet accessory structure setback by 2.8 feet for a shed,
(iii) To exceed the allowable rear yard coverage limitation of 50% for an allowed rear yard coverage of 89%;

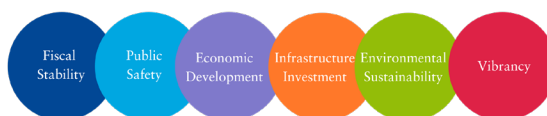
In August of 2025 the applicant constructed the garage addition without a permit. A stop work order was placed on the property and variations are required in order to keep the improvements.



As it stands, the garage structure is under the required height limitation of 18' standing at 17'6", but requires three variations: side yard encroachment, accessory structure within the rear yard setback encroachment, and to exceed the rear yard coverage allowance.

Per Section 150.707(D)(1) accessory structures are allowed to cover 30% of the required rear yard and in the R6 zoning district receive an additional 200 square feet (SF) allowance for garages. Meaning, on this property, the owner is allowed to cover 500 SF or 50% of their rear yard. With the existing garage, addition, shed, and pavement, the property is covering 890 SF or 89% of the required rear yard.

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:**

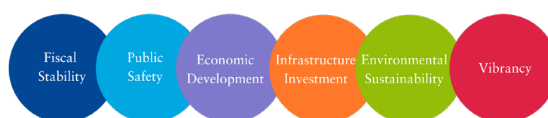
- One public comment in opposition is attached.

**ATTACHMENTS:**

- Location Map & Copy of Legal Notice
- Applicant's Packet
- Draft Approval Order<sup>1</sup>

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<sup>1</sup> 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.



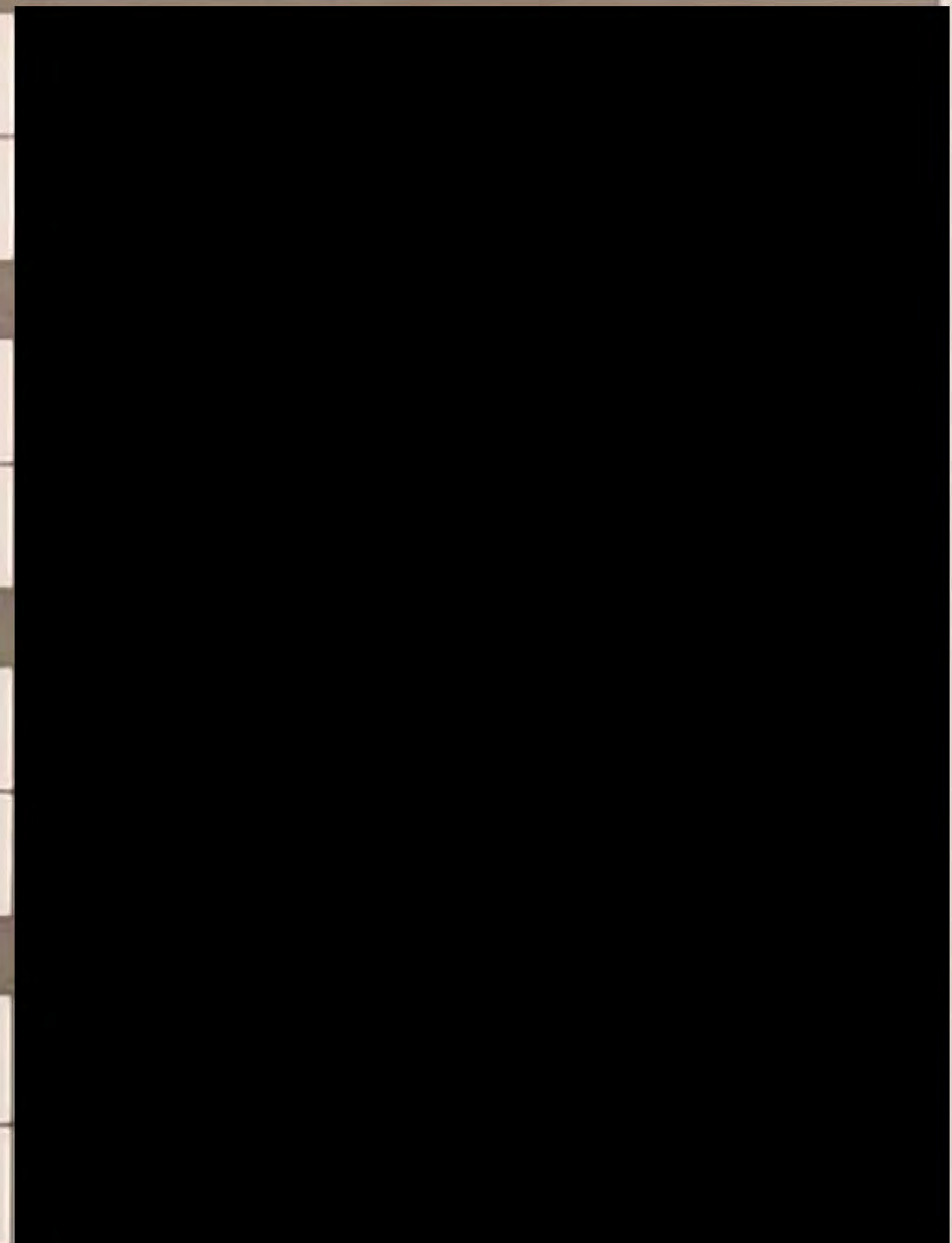
# Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: <b>879 Burton Avenue</b>	
Property's Current Zoning: <b>R6</b>	Property's Current Use: <b>Single-Family Residential</b>
Lot/Tract Area (SF): <b>5,549 SF</b>	Minimum Lot Area for Applicable Zoning District (SF): <b>7,260 SF (R-6 Standard)</b>
Legal Description (note if attached): <b>1ST ADDN TO RAVINIA HIGHLANDS LOT 24 BLOCK 1</b>	
Brief Project Description: <b>Garage Shed Add-On</b>	

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

PETITIONER & OWNER INFORMATION
<b>Petitioner</b>
Applicant's Name: <b>Irwin Melendez</b>
Address (City, State, ZIP): <b>879 Burton Ave, Highland Park IL 60035</b>
<b>Owner</b>
Property Owner's Name (if the Petitioner is not the legal owner of the property): <b>Irwin Melendez</b>
Address (City, State, ZIP): <b>879 Burton Ave, Highland Park IL 60035</b>
<b>Attorney or Representative Counsel</b>
Contact Name: <b>N/A</b>
Address (City, State, ZIP):
<b>Architect/Builder</b>
Contact Name: <b>Jeffery J. Heaney</b>
Address (City, State, ZIP): <b>610 Carriage Hill Drive, Glenview IL 60025</b>



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>			
Irwin Melendez <i>[Signature]</i> Property Owner	2/4/26 Date	_____ Petitioner (If Other Than Property Owner)	_____ Date
Sworn to before me this <u>4</u> day of <u>February</u> , 20 <u>26</u> .		Sworn to before me this _____ day of _____, 20____.	
Notary <i>[Signature]</i>		Notary	

**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, March 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-2026-00062**

Petitioner: Irwin Melendez  
Zoning District: R6  
Subject Property: 879 Burton Ave  
Highland Park, Illinois 60035

The petitioner and owner, Irwin Melendez, 879 Burton Ave, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) and 150.1204(A)(5) of the Highland Park Zoning Code, a variation of provision Section 150.703 and 150.707(D)(1), to encroach into the side yard requirement and exceed the allowed rear yard coverage for a garage addition.

The Subject Property, commonly known as 879 Burton Ave, is legally described as follows:

LOT 24 IN BLOCK 1 IN FIRST ADDITION TO RAVINIA HIGHLANDS, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 27, 1916 AS DOCUMENT 165828, IN BOOK "J" OF PLATS, PAGE 73, IN LAKE COUNTY, ILLINOIS.

PIN: 16-25-310-022-0000

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](mailto: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](mailto:etaub@cityhpil.com) or 847.926.1005.

Zoning Board of Appeals | Alexis Yablon, Chairman

## **Letter of Situation and Hardship**

**Property:** 879 Burton Ave, Highland Park, IL 60035

**Owner:** Irwin Melendez

**Project:** Garage Shed Addition

To the Zoning Board of Appeals:

I am requesting a variation to allow the construction of a garage shed addition at 879 Burton Ave, which requires relief from the R6 zoning district side yard setback (5 feet) and rear yard coverage (30%) requirements.

Our property has a pre-existing garage that predates current zoning limits, and the lot's size and layout create physical constraints. Strict compliance with the zoning code would prevent us from adding much-needed storage space for our growing family. The addition is intended for storage, not additional living space, and is designed to be compatible with the existing structure and neighborhood.

The hardship is not self-created. The garage predates current zoning, and while construction began while I was out of town, the work was done in good faith to address practical needs. Our household has grown from 3 to 6 people, and the lack of storage has caused significant clutter and stress. The addition will alleviate this hardship without harming neighbors or altering the character of the neighborhood.

The proposed variation is in harmony with the intent of the zoning code. It addresses practical limitations while preserving light, air, safety, and neighborhood aesthetics. Approval would allow reasonable use of the property while respecting the surrounding community.

Respectfully submitted,

**Irwin Melendez**

Owner, 879 Burton Ave  
Highland Park, IL 60035

**LEGEND**

- N. = North
- S. = South
- E. = East
- W. = West
- N.W. = Northwest
- N.E. = Northeast
- S.E. = Southeast
- S.W. = Southwest
- P.O.B. = Point of Beginning
- SQ.FT. = Square Feet
- R.O.W. = Right of Way
- Doc. = Document
- Rec. = Recorded as
- Meas. = Measured
- T.F. = Top of Foundation
- MIN. = Minimum
- MAX. = Maximum

R.E. DECKER  
(1933-1999)

R.G. PAVLETIC  
P.L.S. 035-3261

# Plat of Survey

of

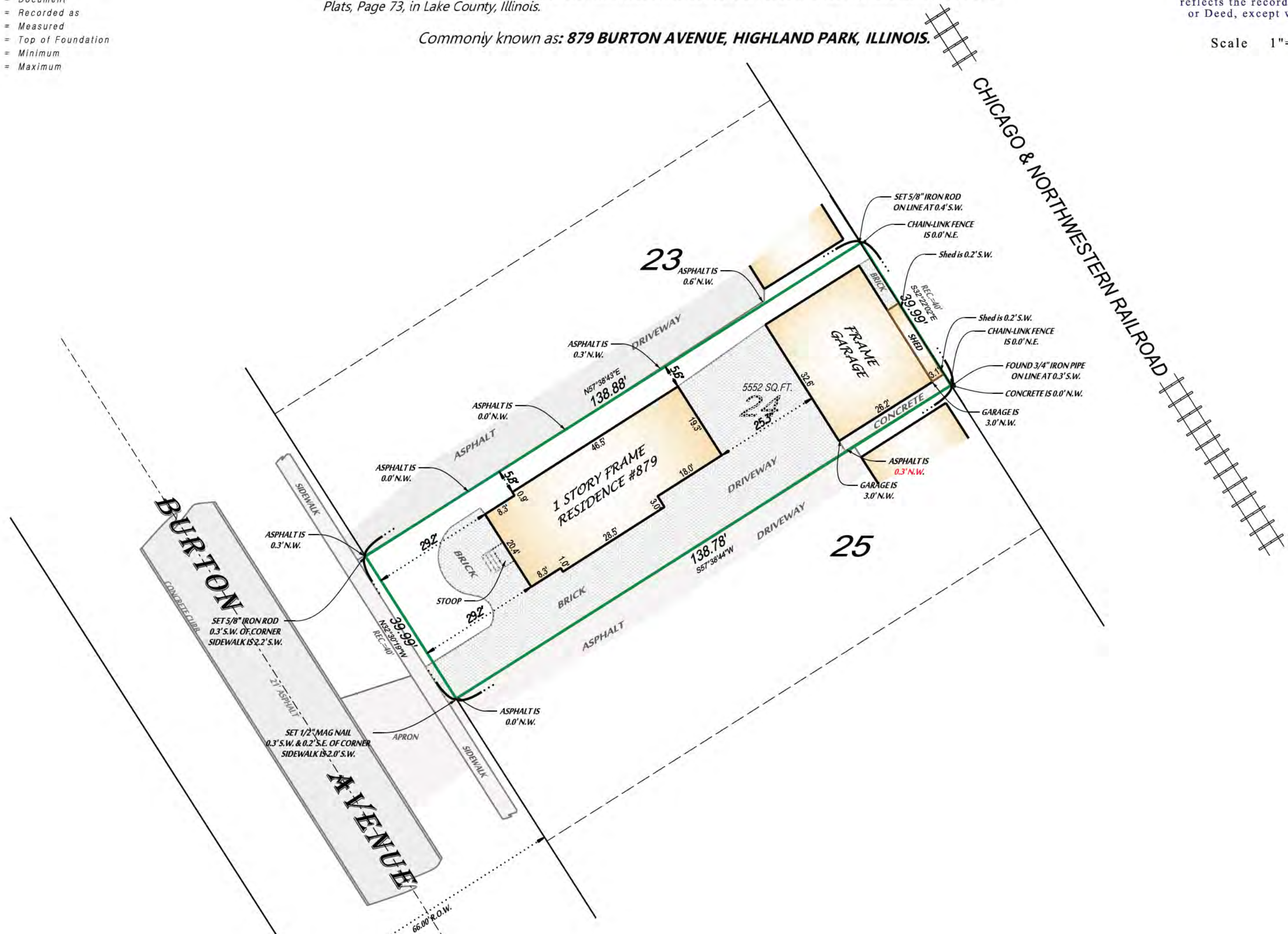
Lot 24 in Block 1 in First Addition to Ravinia Highlands, in the Southwest Quarter of Section 25, Township 43 North, Range 12, East of the Third Principal Meridian, and the Northwest Quarter of Section 36, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded June 27, 1916 as Document 165828, in Book "J" of Plats, Page 73, in Lake County, Illinois.

Commonly known as: **879 BURTON AVENUE, HIGHLAND PARK, ILLINOIS.**



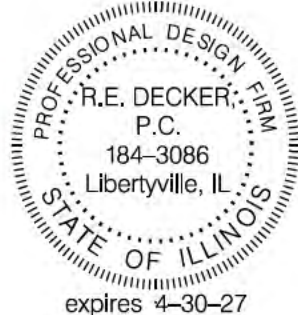
The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1" = 20 ft



ORDER NUMBER 25-586  
 ORDERED BY: D & K Meraz Remodeling  
 FOR: Melendez  
 REVISIONS: \_\_\_\_\_

THE RAISED SEAL INDICATES  
THIS IS AN ORIGINAL PRINT



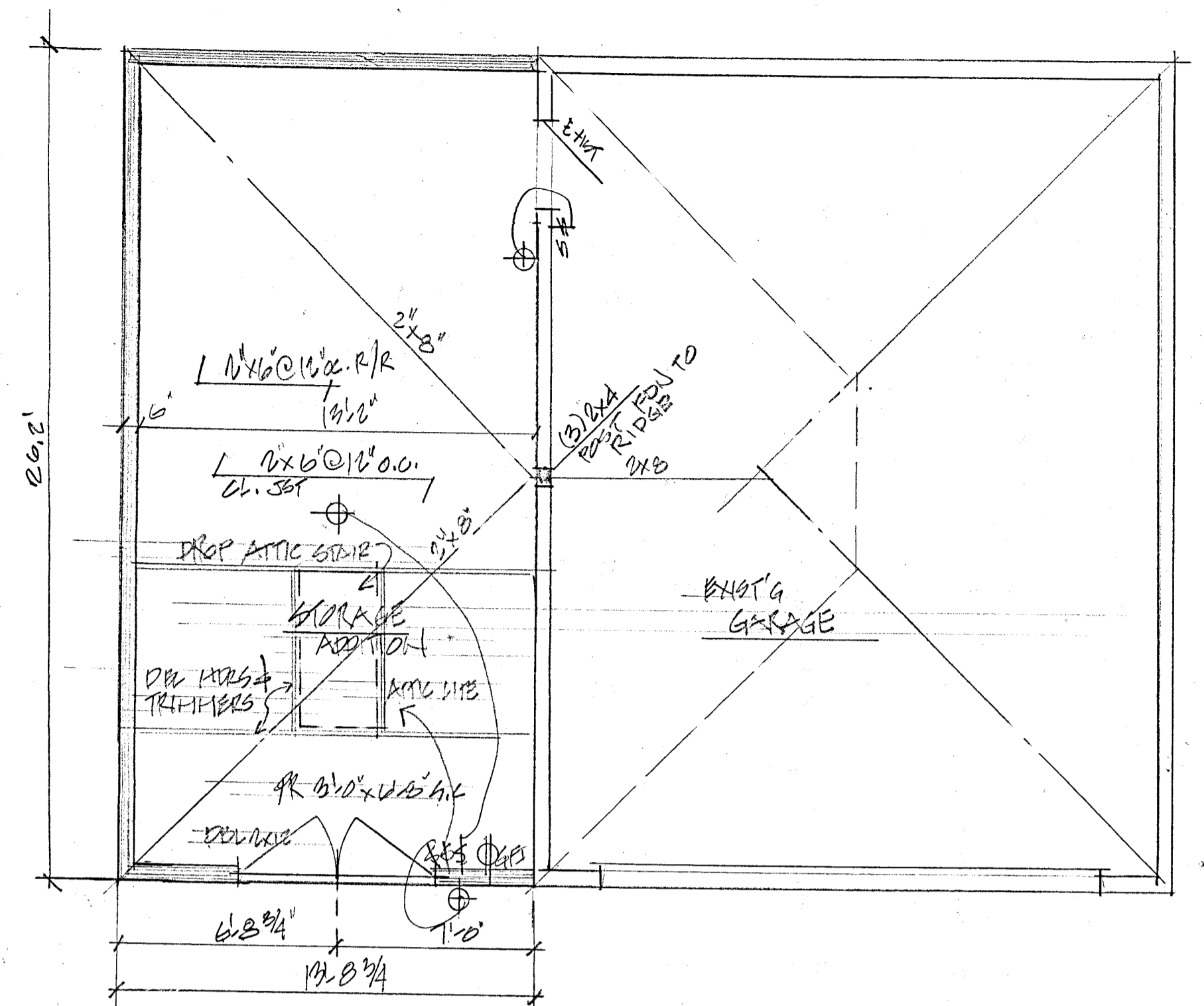
**R E DECKER**  
 PROFESSIONAL LAND SURVEYORS PC  
 333 W. PETERSON RD SUITE B  
 LIBERTYVILLE, IL 60048  
 TEL. 847-362-0091  
 DeckerSurvey@gmail.com  
 Website: DeckerSurvey.com



Field Work Completed on: 9-26-25  
 STATE OF ILLINOIS } SS  
 COUNTY OF LAKE }  
 This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."  
**R. E. DECKER, P.C.**  
 By: [Signature] 9-30-25  
 Professional Land Surveyor

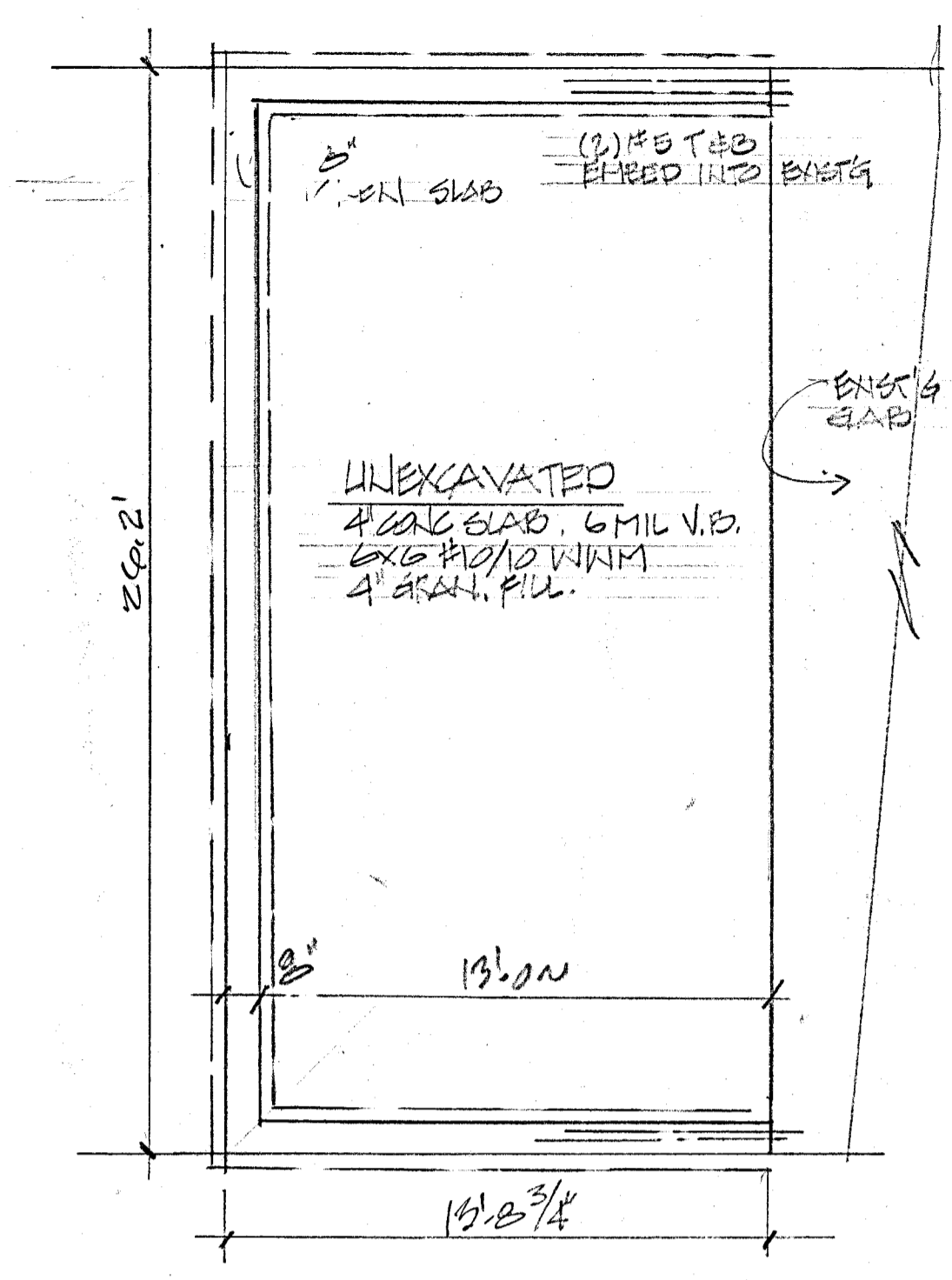
Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

REVISIONS	BY
1/5/06	JH



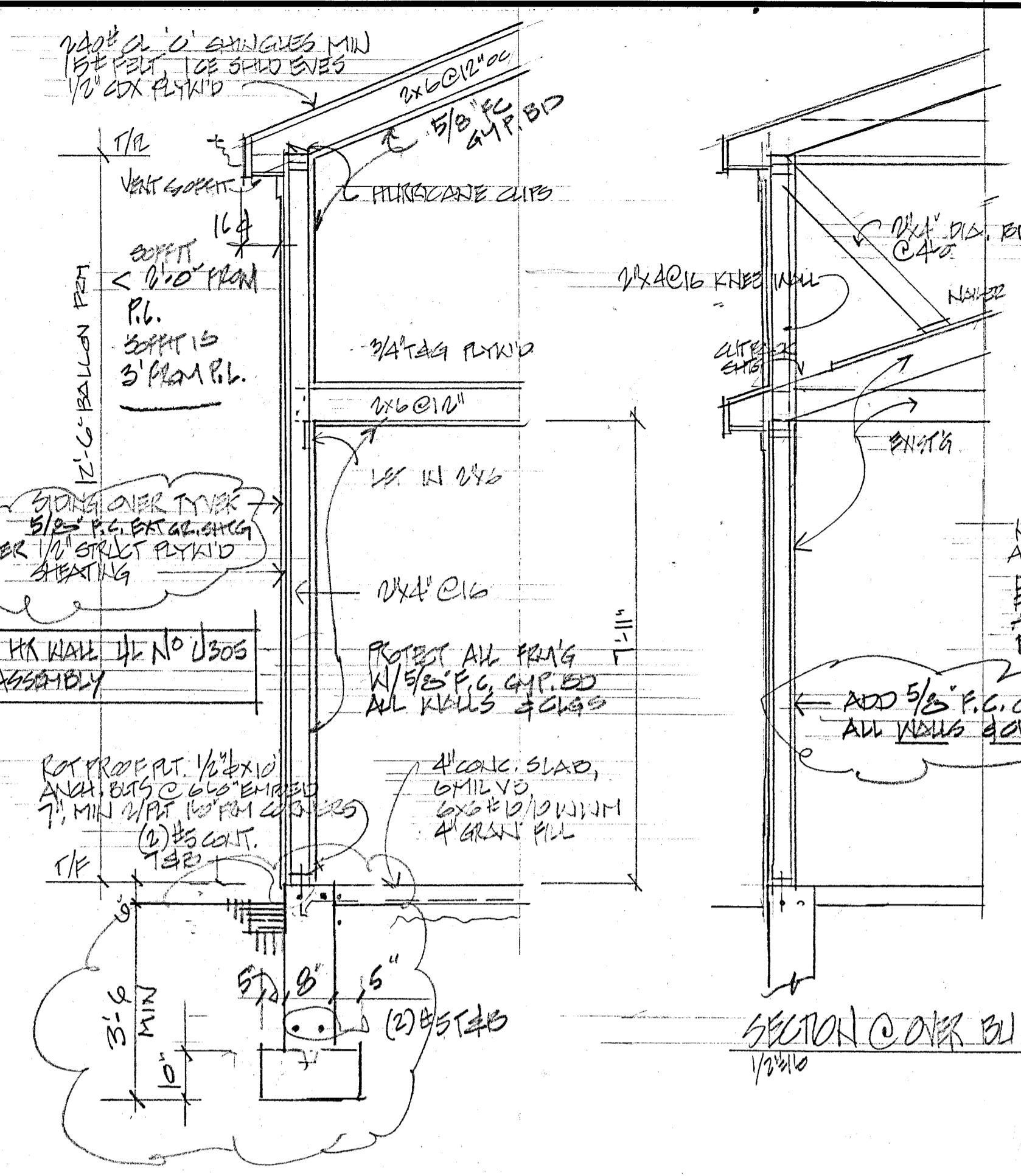
FLOOR PLAN  
1/4\"/>

ALL ELECTRICAL (NEW & EXISTING) REQUIRED TO BE ON GFCI COT  
 MAINTAIN & VERIFY ALL CIRCUITRY TO O.H. WIRES  
 BEFORE CONSTRUCTION TO AVOID ELECTRICAL  
 HAZARDS & C. 306 NO 2 RISK PK



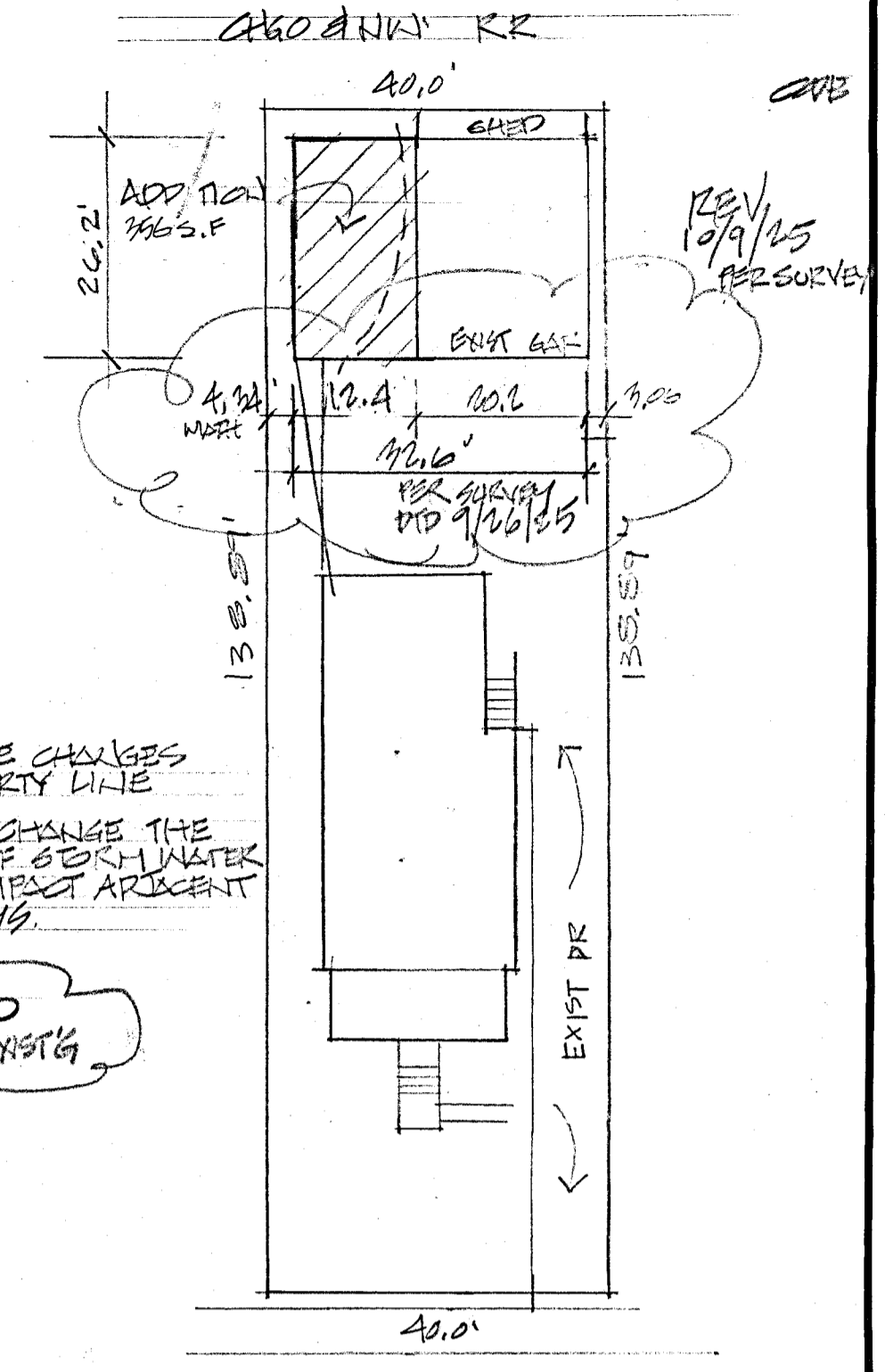
FOUNDATION PLAN  
1/4\"/>

ALL CONC 3,500 PSI NO DYES  
 ALL FOUNDATIONS TO BE ON 3,000 PSF SOIL

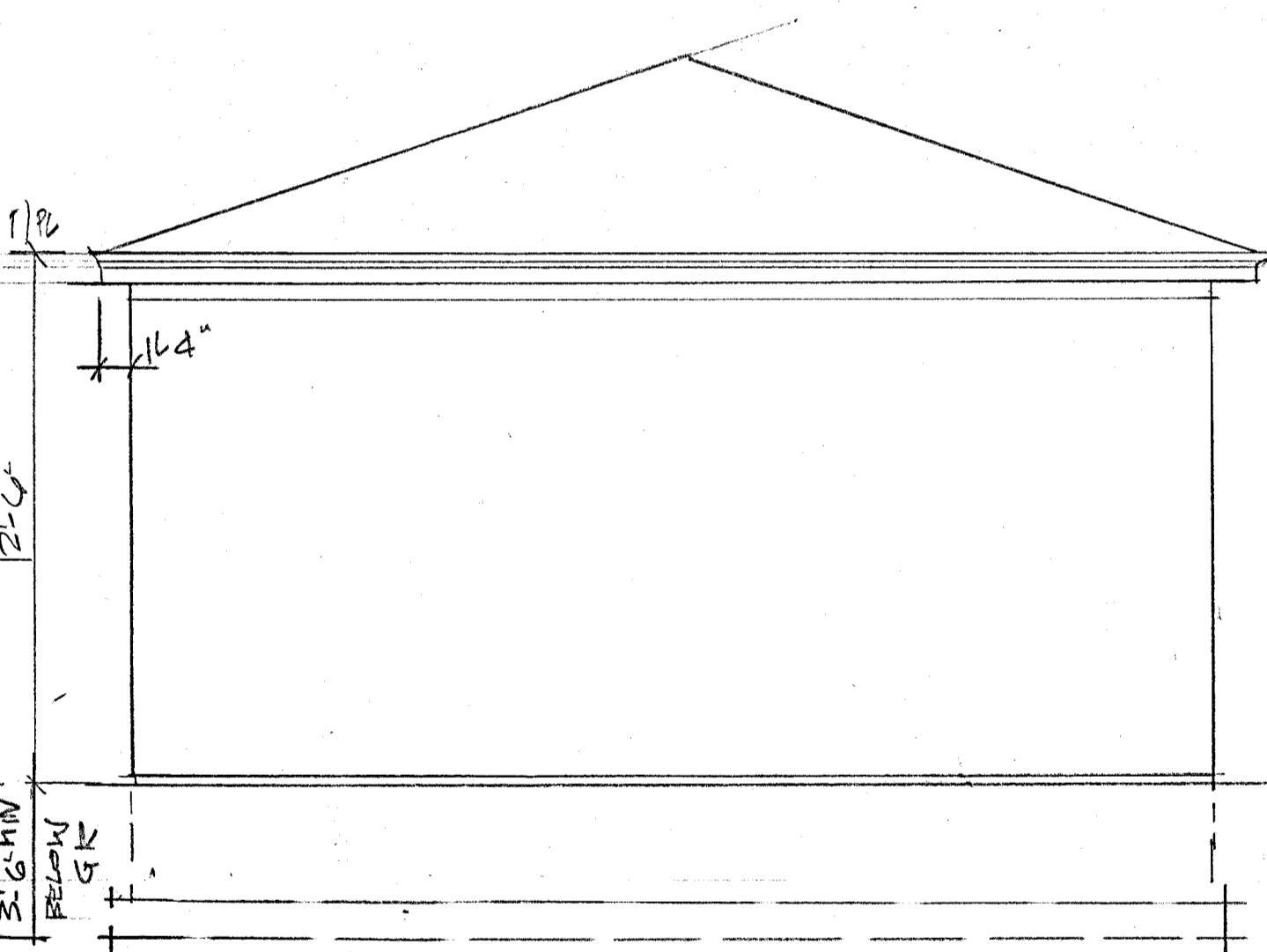
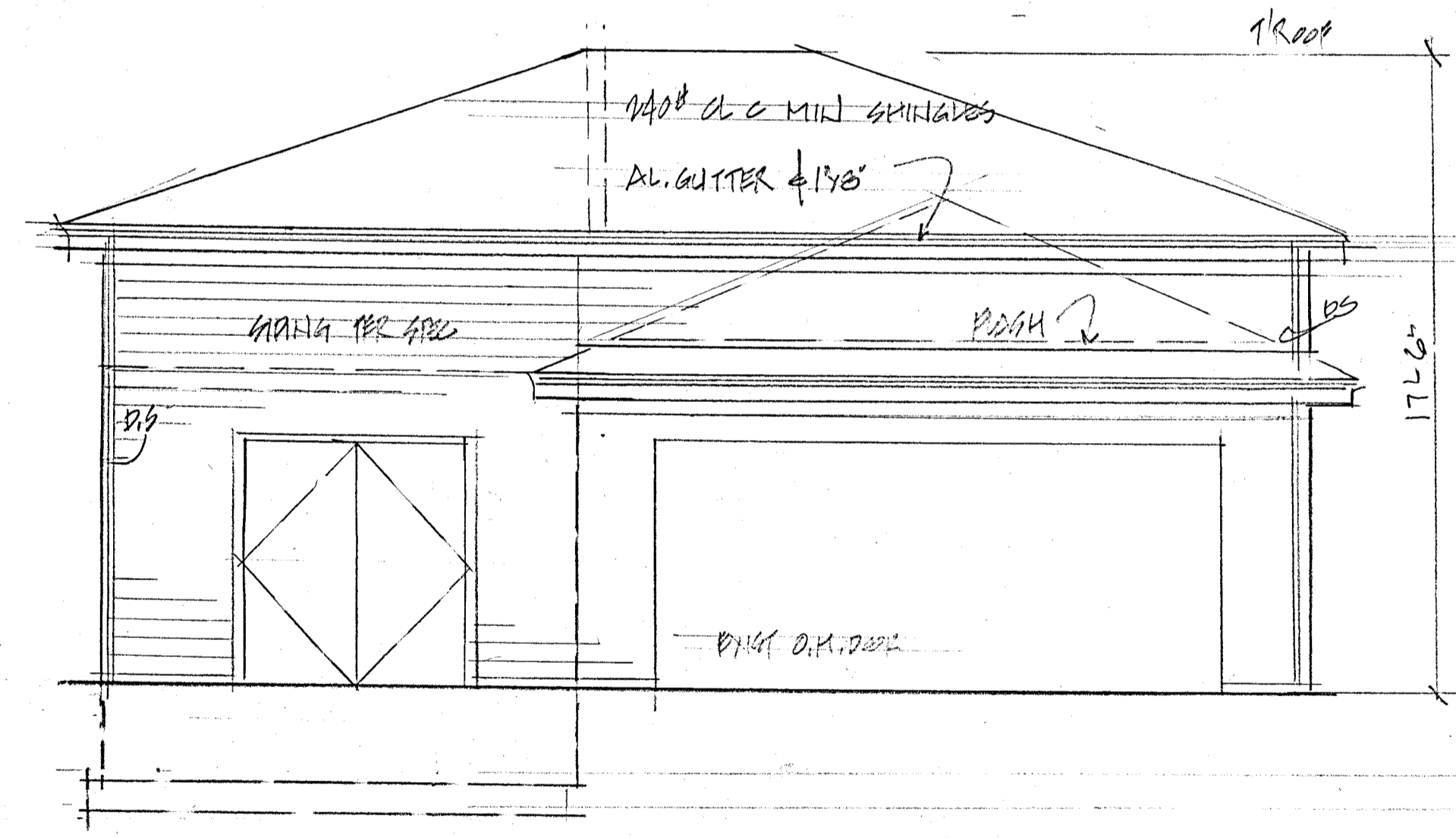


SECTION C OVER BUILD  
1/8\"/>

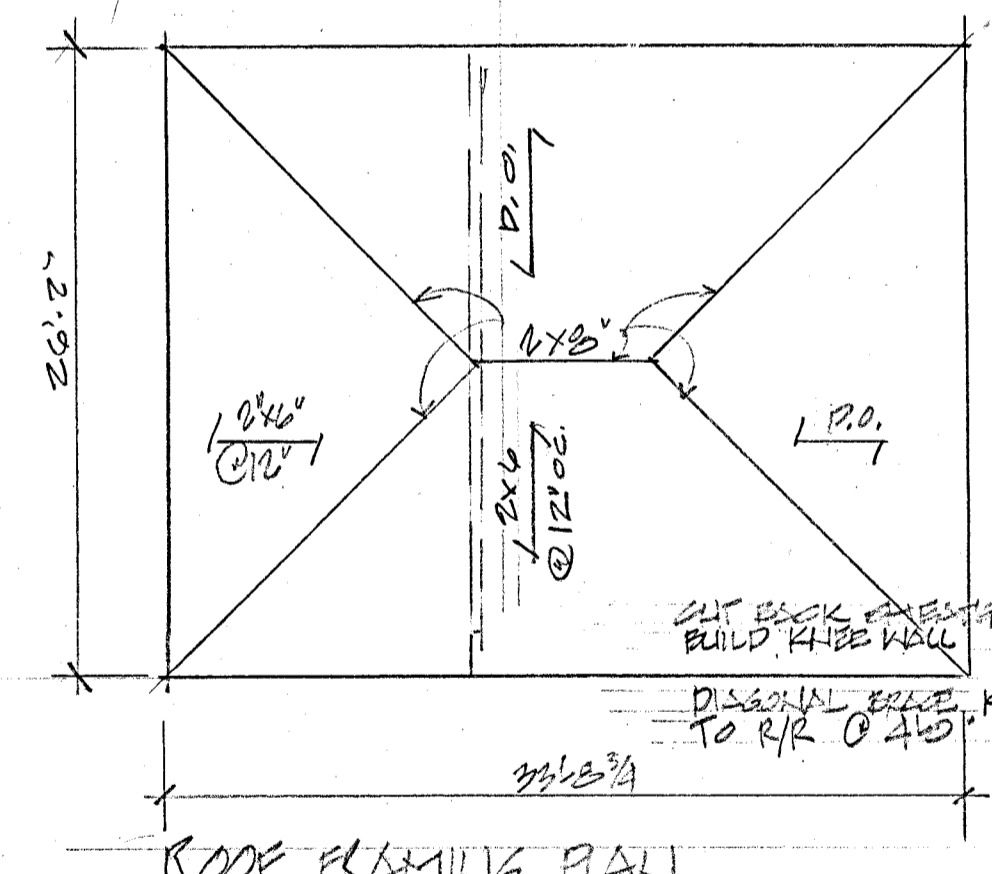
NO GRADE CHANGES AT PROPERTY LINE  
 DO NOT CHANGE THE POINT OF STOP WATER AS TO ADJACENT PROPERTIES



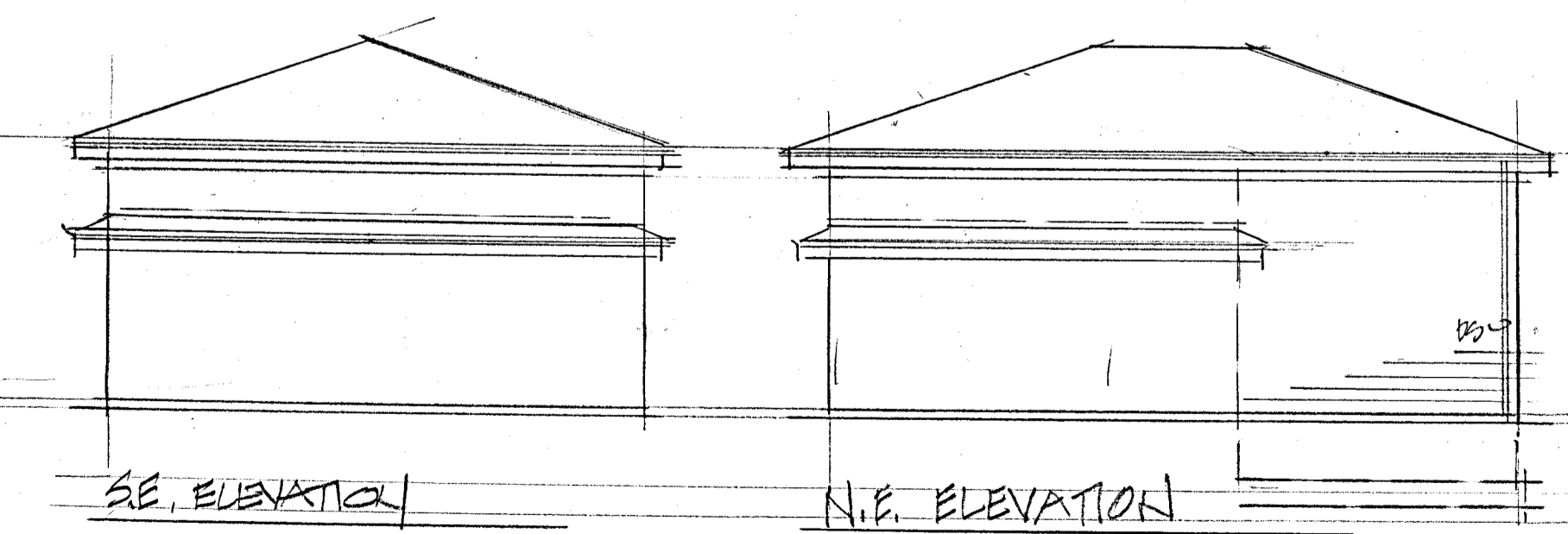
BORTON AVE  
SITE PLAN  
1/8\"/>



N.W. ELEV.  
1/4\"/>



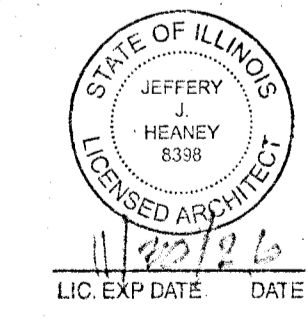
ROOF FRAMING PLAN  
1/8\"/>



S.E. ELEVATION

N.E. ELEVATION

**CERTIFICATION**  
 I CERTIFY THAT THESE DRAWINGS WERE PREPARED IN MY OFFICE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING AND ZONING ORDINANCES OF HIGHLAND PARK ARCHITECT ILLINOIS NO



DESIGN LINE LOADS  
 WALLS 50 PSF  
 ROOF 20 PSF  
 ATTIC 10 PSF W/ 2\"/>
 CODES - APPLICABLE  
 200 IBC  
 2004 NEC  
 2000 INT. MFG. CODE

GARAGE ADDITION FOR  
 879 BURTON AVE  
 HIGHLAND PARK, IL

**Jeffery J. Heaney** Architect A.I.A.  
 610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	9/4/05
Scale	N/D
Drawn	JH
Job	03-187
Sheet	1
Of	Sheets

IRWIN.MELENDEZ 1A@GMAIL.COM  
 879 BORTON AVE HIGHLAND PARK  
 817 964-3020  
 817 912-9606

Hi Patrick,

Below are my comments that I would like for you to provide to the March 19 zoning board meeting regarding the 879 Burton Ave. property variances to the rear garage.

The property owner at 879 Burton Ave. began constructing deviations to the garage located at the rear of the property, which began late summer 2025. The new garage revisions are clearly outside of the width and height restrictions and are in violation of these codes. The garage also appears to be encroaching on the adjoining neighbor's property, whose backyard is being used to park their large construction vehicles and construction debris. The revised garage towers over the landscape and is an absolute eyesore. It is almost as tall as the house and detracts from the surrounding view of the neighborhood. The construction is shoddy and not in good taste and will have a negative impact on property values.

Please find attached some photographs of the garage taken from my residence across the street. The garage construction is unacceptable and does not fit with the decorum of the neighborhood.

Thank you for allowing me to provide my comments concerning the appeal meeting for the garage construction at 879 Burton Ave.

Sincerely,  
Kim Weiland













## **Opposition to Variance Request – 879 Burton Avenue**

**To:** Chair Alexis Yablon and Members of the Zoning Board of Appeals City of Highland Park

**Re:** 879 Burton Avenue Variance Application

I respectfully submit this letter in opposition to the requested zoning variances for the property located at 879 Burton Avenue, Highland Park, IL. This matter is of significant concern to neighboring residents who rely on the City's zoning regulations to preserve the residential character and livability of the neighborhood. The outcome of this request will directly affect surrounding properties and may set expectations regarding how similar situations are handled in the future.

- **Construction Without Permits**

The City memorandum indicates that the garage addition was constructed in August 2025 without the required permit and that a stop-work order was issued. When improvements are undertaken prior to obtaining zoning approvals, the applicant assumes the risk that the work may not comply with applicable regulations.

- **Self-Created Hardship**

Variances are intended to address unique physical hardships associated with a property. In this case, the need for relief appears to stem from construction that occurred prior to obtaining required approvals. Granting substantial variances after the fact risks establishing a precedent where non-compliant construction is pursued first and zoning relief is sought later.

- **Magnitude of the Requested Variances**

The requested relief represents a significant departure from the zoning code. The proposal increases rear yard coverage from the permitted 50% to approximately 89%, while also encroaching into required side yard setbacks and accessory structure setbacks. These deviations substantially reduce open space and intensify development beyond what is typically permitted within the district.

- **Represented Use Inaccuracies (See attached exhibits)**

The applicant's letter states that the addition is intended only for household storage. However, based on repeated observations and photographic documentation, the structure appears to be used to store construction equipment and materials associated with the owner's contracting business. If the structure is supporting a business operation, this raises concerns about whether the requested variances are effectively enabling commercial activity within a residential zoning district.

- **Operational and Parking Impacts**

Work vehicles and individuals associated with the owner’s business are frequently present at the property, and parking demand already appears to exceed what can reasonably be accommodated on site. As a result, contractor vehicles and employees have at times parked in neighboring driveways or adjacent areas. Further reduction of open yard space may intensify these existing parking pressures.

- **Neighborhood Character, Noise, and Property Values**

The presence of construction equipment, contractor vehicles, and associated operational activity introduces conditions that are not typical for surrounding residential properties. These factors raise concerns related to noise, visual impacts, and the overall residential character of the block, as well as potential negative effects on neighboring property values.

- **Drainage and Overdevelopment Concerns**

The proposed increase in rear yard coverage also raises concerns regarding excessive lot coverage and reduced permeable surface area. Maintaining adequate open space is an important planning objective for stormwater absorption and neighborhood consistency.

- **Substantial Deviation from the Zoning Code**

This request is not a minor adjustment to the zoning code but a substantial departure from its requirements. Variances are intended to address exceptional circumstances, not to accommodate major deviations that significantly intensify development beyond established standards.

- **Variance Standards**

In evaluating variance requests, the Board must determine whether a genuine hardship exists that is not self-created and whether the requested relief represents the minimum necessary to address that hardship. Based on the circumstances under which the structure was constructed and the scale of the requested deviations, these standards do not appear to be satisfied.

**Conclusion**

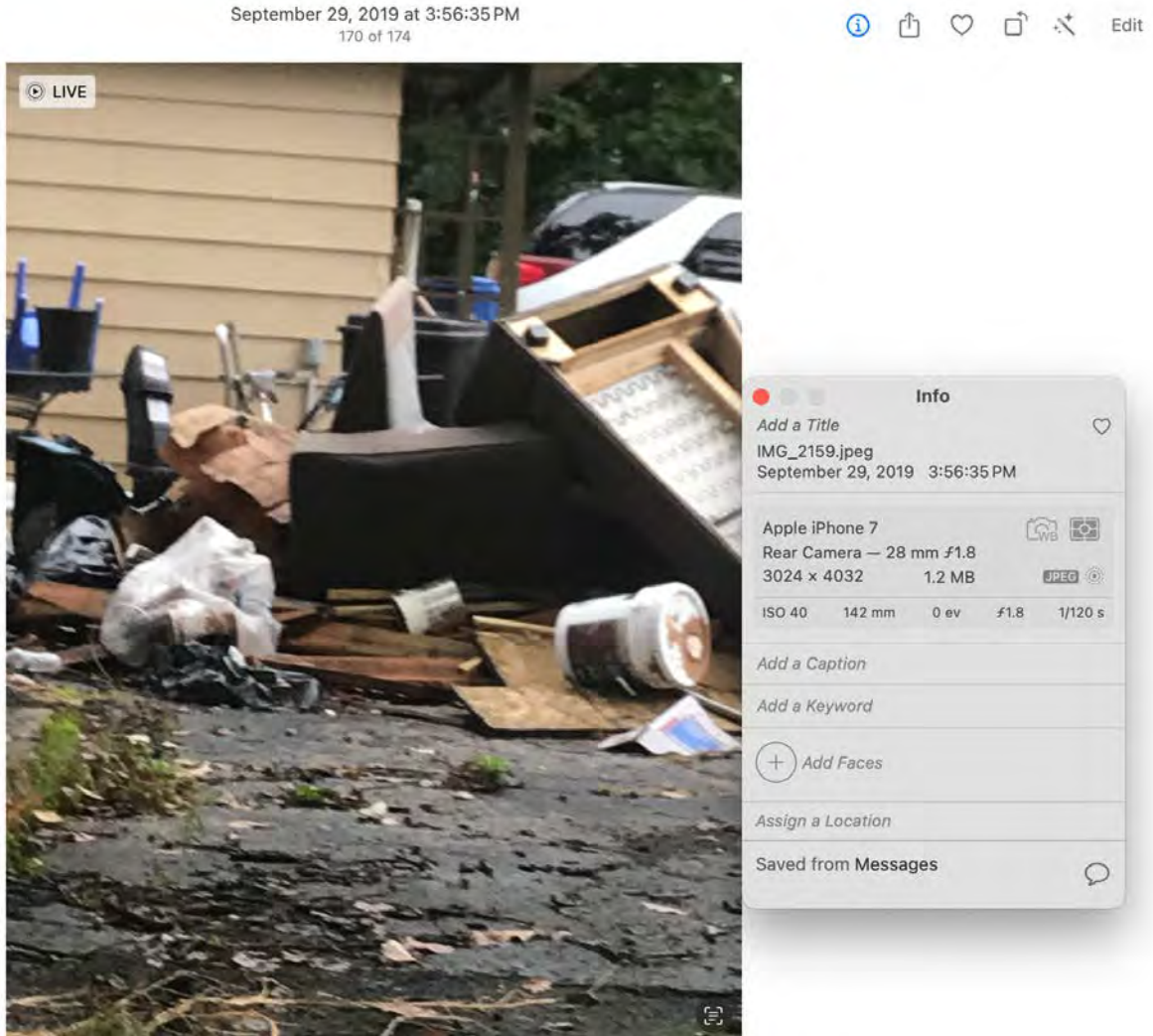
For the reasons described above—including the magnitude of the requested variances, the circumstances under which the structure was constructed, the apparent operational impacts on neighboring properties, and the potential effects on neighborhood character and property values—I respectfully request that the Zoning Board of Appeals deny the requested variances for 879 Burton Avenue.

Thank you for your time and consideration.

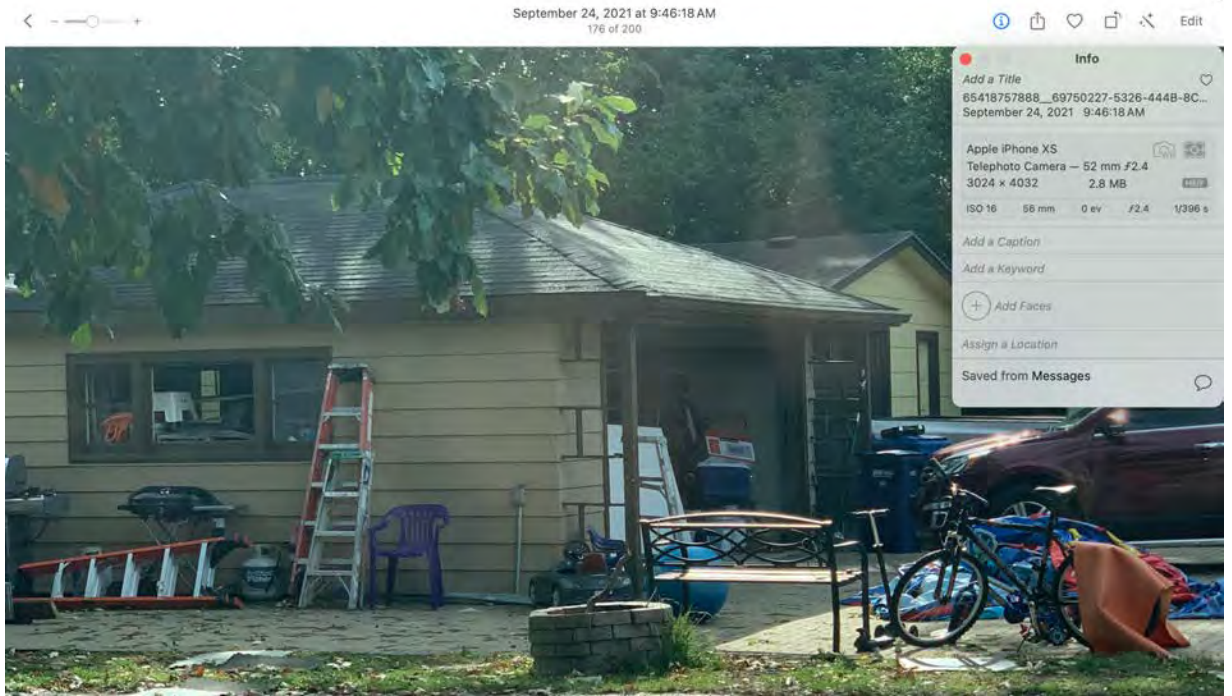
Alex Zazove, Property Owner  
889 Burton Avenue

I have attached a few example photos to support the claims above:

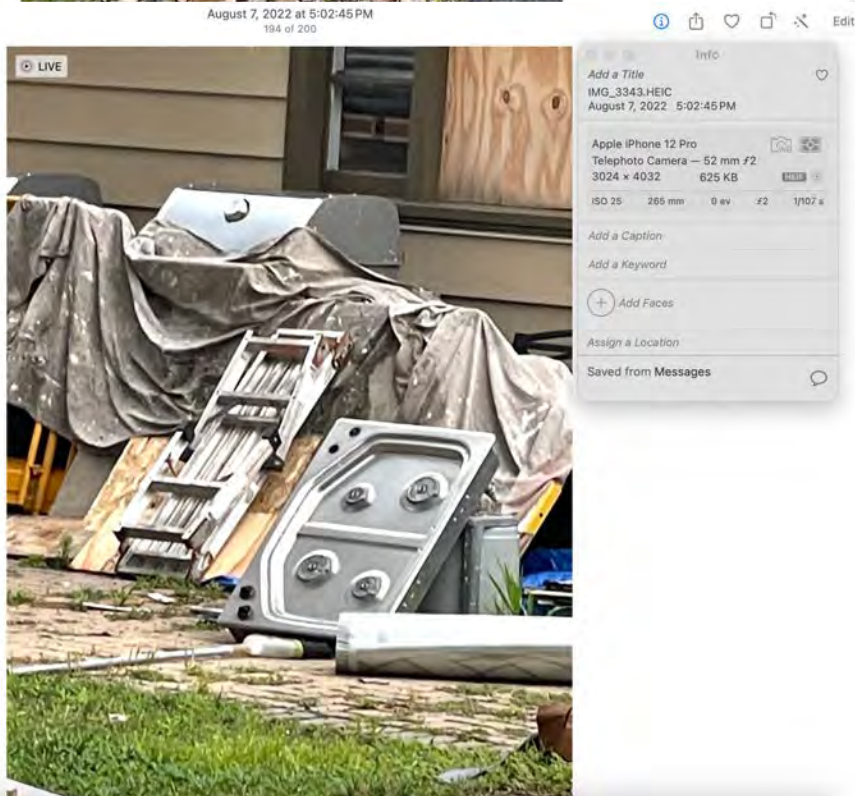
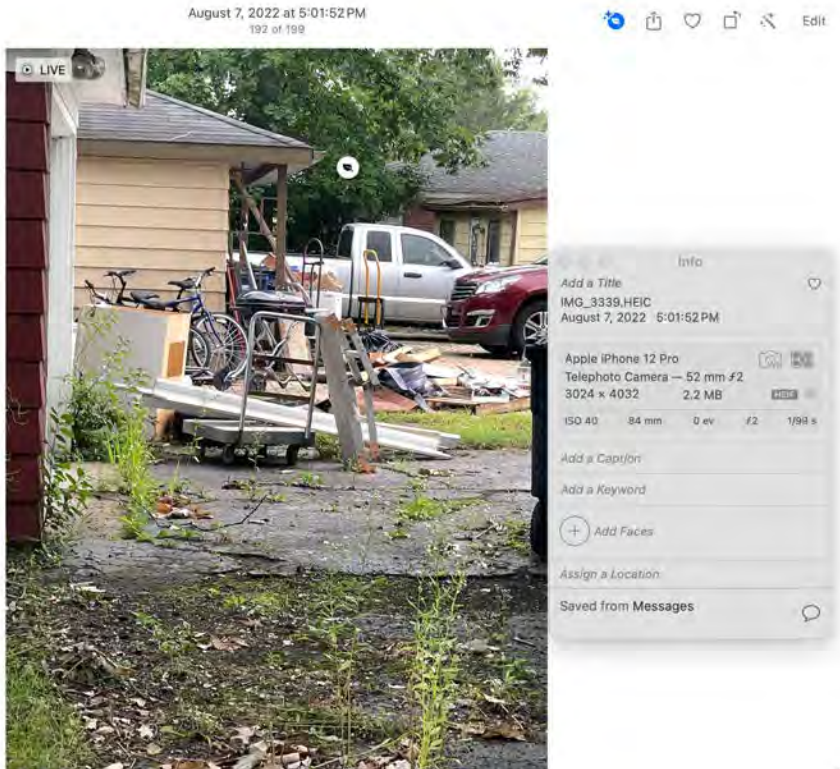
1) September 29, 2019 3:56PM



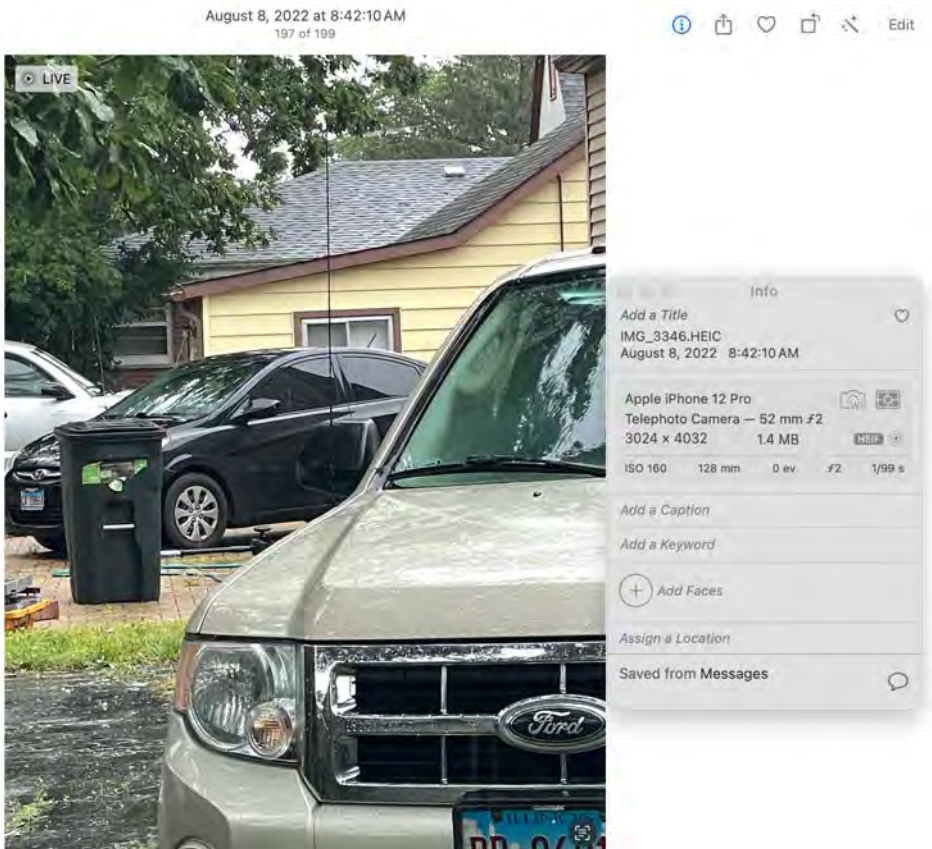
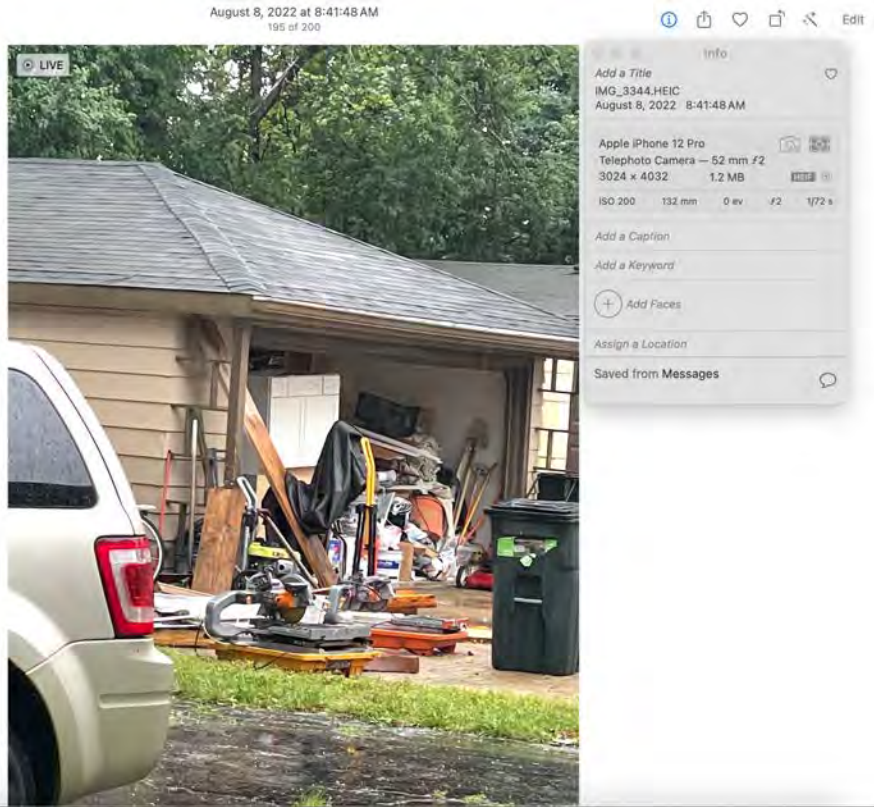
2) September 24, 2021 9:46AM



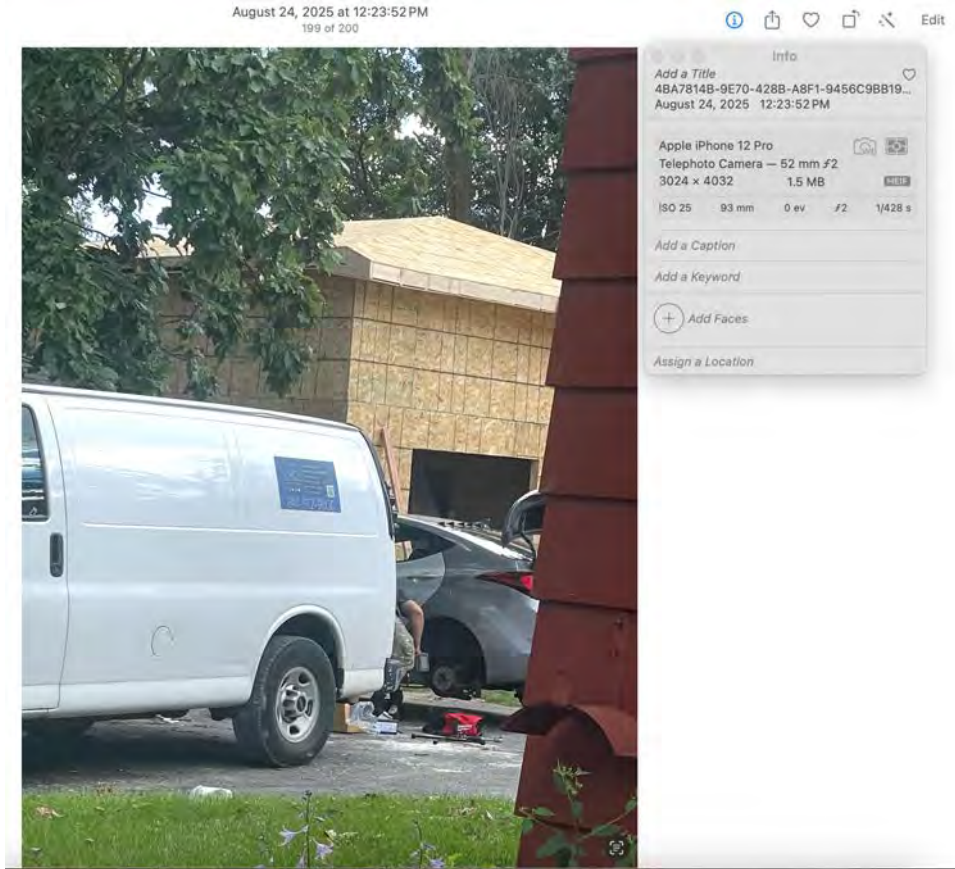
3) August 7, 2022 5:01 PM



4) August 8, 2022



5) August 24, 2025 12:23 PM



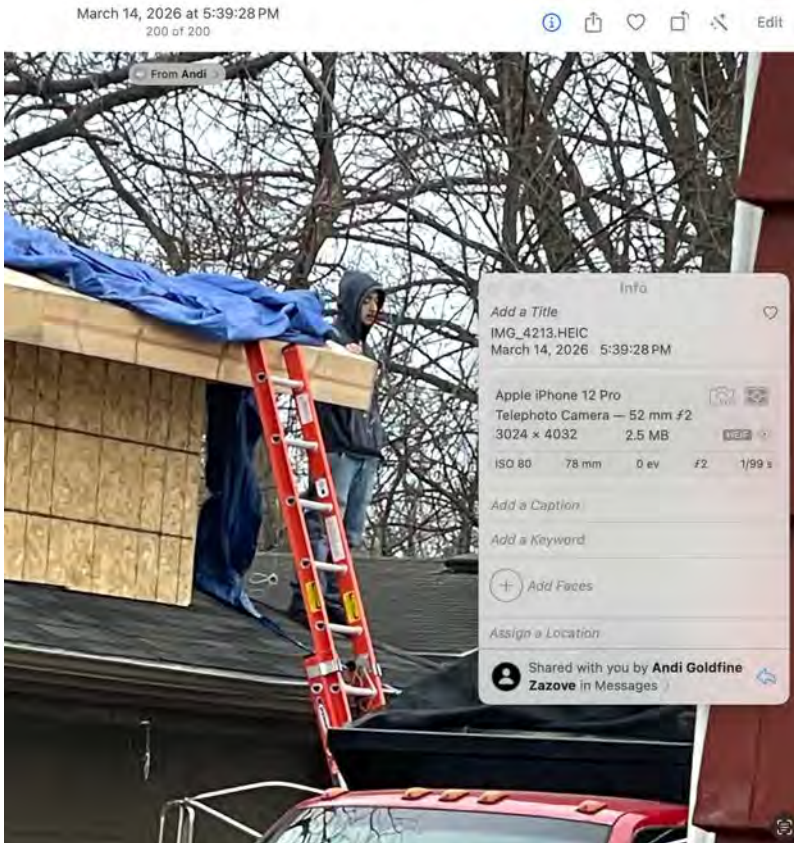
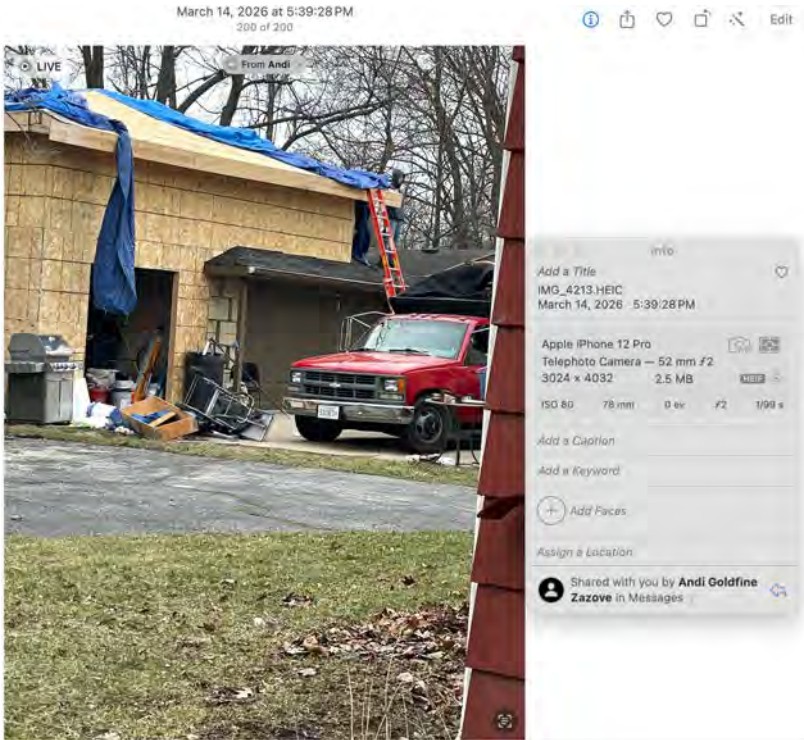
6) September 2-4, 2025 (Full set provided to Rob Berns of City of Highland Park with Date Stamps)



September 2-4, 2025 (Continued)



7) March 14, 2026 (Stop Order is not being enforced as construction is actively being performed)



## **Opposition to Variance Request to 879 Burton Avenue, Highland Park, IL**

Dear Madam Chair Yablon and Members of the Zoning Board of Appeals:

The Applicant for this variance is a licensed general contractor in the City of Highland Park. He was fully aware that he was required to apply for a building permit for the expansive addition to the current two car detached garage to the residence before beginning construction to the structure in the summer of 2025. Applicant states in his letter to this Board that construction of this addition began while he was out of town. Being out of town is no excuse for filing for a building permit and allowing construction to begin.

### **Variance to Encroach on side yard setbacks:**

This property is located in the SLOZ district, comprised of single-family homes on lots no wider than 50-60 feet. Section 150.703(D)(4)(a) of the zoning code specifically states that: “for any single family residence on a lot in the SLOZ Overlay Zone, that does not comply with the minimum area for single family residence regulations, average width regulations or minimum lot area per single family dwelling unit regulations of the R6 District as of the Effective Date, the total depth of all side yards for any such lot shall be minimum of 25 percent of the lot width and **in no event shall be less than five feet.**” This Applicant seeks to not only substantially encroach on the side yard setback on north side of the lot line by one-half foot, but the south side as well by two (2) feet. Within the SLOZ Zone this is a substantial deviation from the city code. To allow this variance defeats the purpose of the SLOZ district.

### **Variance to rear yard setback:**

Furthermore, Applicant seeks a variance of the rear yard setback requirement with an add-on shed to the existing rear wall of the garage. There was a shed on the north side of the property which Applicant tore down to construct this addition. This variance violates the 3- foot rear yard setback by 2.8 feet, leaving just inches of setback. This also defeats the purpose of the zoning restrictions.

### **Variance for accessory building to exceed rear yard coverage:**

Just as important, the variances seeks to permit the Applicant to far exceed the 50% rear yard permissible square foot cover to 89% of the required rear yard with added impermeable surface. Not only is Applicant seeking to add an addition to the north side of the existing garage, encroach 2 feet to the south, but add a second floor “attic” space taking the height of the building to within 6 inches of what is permissible under the city code, as well as add a shed structure to the back of the garage (encroaching 2.8 feet into the 3 feet setback).

It is unknown if a required concrete foundation was laid before the walls on the north side of the project were built, or to any of the other proposed additions to the current two car garage. It is unknown if the massive additional structure next to and on top of the existing garage can bear

additional weight. There is not a plan for water retention or for preventative runoff onto adjacent properties. This creates hazardous conditions posing safety concerns to people and property.

**Construction Fencing:**

Nor was there, or is there currently, adequate fencing to protect the area or neighboring properties from this construction project which was stopped by the City for lack of permit. This structure went up by Applicant and his workers without compliance with city code or consideration to the neighborhood.

**There is no Hardship:**

The vastness of this structure interferes with light, open space and the residential character of the area. This structure is not in harmony with the Zoning Code nor is it compatible with the neighborhood as claimed by Applicant. Instead, this is an eyesore for the neighborhood.

The current garage has been and continues to be filled with Applicant's business construction materials. He has been cited by the City several times for the condition of the property and fined. Storing Applicant's construction materials at this site not only potentially contaminate the area, such as when he used barbeques to burn building materials (see attached photos), but pose a hazard to the safety of structures and residents in the area.

The proposed garage is an eyesore for a neighborhood that houses younger and older families, as well as people who have lived in this area for quite some time. The project affects not only the aesthetics of the area but sets a negative precedent for future construction of this magnitude in the neighborhood and clearly affects the property values in the area.

An application for a variance is to address a true hardship which this application does not satisfy. The intent of the zoning code and SLOZ Overlay District is to preserve the residential character of the area. The Applicant's request to alleviate his stress for storage space is far outweighed by the preservation of the residential character of this neighborhood.

Additional pictures in support hereof are attached.

Therefore, I respectfully request that this Board deny the application for zoning variances on the premises commonly known as 879 Burton Avenue, Highland Park, IL.

Respectfully submitted,

Andi C. Goldfine













weber

GENE  
SPECIAL

WARNING: This grill is designed for outdoor use only. Do not use indoors. Do not use on a deck or other wooden surface. Do not use on a flammable surface. Do not use on a concrete or masonry surface. Do not use on a metal surface. Do not use on a plastic surface. Do not use on a fabric surface. Do not use on a paper surface. Do not use on a cardboard surface. Do not use on a glass surface. Do not use on a stone surface. Do not use on a brick surface. Do not use on a tile surface. Do not use on a roof. Do not use on a balcony. Do not use on a porch. Do not use on a pergola. Do not use on a gazebo. Do not use on a tent. Do not use on a canopy. Do not use on a awning. Do not use on a screen. Do not use on a curtain. Do not use on a blind. Do not use on a shade. Do not use on a sail. Do not use on a tarp. Do not use on a cover. Do not use on a net. Do not use on a mesh. Do not use on a fabric. Do not use on a paper. Do not use on a cardboard. Do not use on a glass. Do not use on a stone. Do not use on a brick. Do not use on a tile. Do not use on a roof. Do not use on a balcony. Do not use on a porch. Do not use on a pergola. Do not use on a gazebo. Do not use on a tent. Do not use on a canopy. Do not use on a awning. Do not use on a screen. Do not use on a curtain. Do not use on a blind. Do not use on a shade. Do not use on a sail. Do not use on a tarp. Do not use on a cover. Do not use on a net. Do not use on a mesh.







5319230

**From:** [Brian Bimschleger](#)  
**To:** [Hoffmann, Patrick](#)  
**Cc:** [Hannah Bimschleger](#)  
**Subject:** Formal Support for 879 Burton Ave – Garage Construction Project  
**Date:** Tuesday, March 17, 2026 6:46:38 PM

---

*[EXTERNAL EMAIL]*

To the Members of the City Hall Hearing Committee,

As the resident of 871 Burton Ave, located two doors down from Daniel Meraz at 879 Burton Ave, I have a direct view of the garage from my property and can attest that the construction has never caused any noticeable noise or disruption. Upon completion, the garage will not cause any noticeable disruption either.

I am fully supportive of his project and urge the committee to approve its completion.

Brian Bimschleger  
871 Burton Ave

**From:** [Chris Balcom](#)  
**To:** [Hoffmann, Patrick](#)  
**Subject:** Formal Support for 879 Burton Ave – Garage Construction Project  
**Date:** Wednesday, March 18, 2026 9:21:40 AM

---

[EXTERNAL EMAIL]

To the Members of the City Hall Hearing Committee,

As the resident of 849 Burton Ave, located a few doors down from Daniel Meraz at 879 Burton Ave, I walk down the street everyday, and can attest that the construction has never caused any noticeable noise or disruption. Upon completion, the garage will not cause any noticeable disruption either.

I am fully supportive of his project and urge the committee to approve its completion.

Chris Balcom  
849 Burton Ave

**From:** [Elijah Handelsman](#)  
**To:** [Hoffmann, Patrick](#)  
**Subject:** Formal support for 879 Burton Ave - Garage Construction Project  
**Date:** Wednesday, March 18, 2026 8:02:14 PM

---

*[EXTERNAL EMAIL]*

To the members of the city hall hearing committee,

I reside at 848 Burton Avenue, approximately five houses from Daniel's property. I am frequently outside and have had ample opportunity to observe the progress of his project. At no time have I experienced excessive noise, disruption, or any negative impact on my property or daily activities.

The work appears orderly, respectful of the neighborhood, and consistent with normal residential construction.

Based on my observations, I fully support Daniel in completing his project and have no objections to the continuation of the work.

Have a wonderful healthy week

Cheers

Elijah Handelsman  
848 Burton Ave

Sent from my iPhone

**From:** [Robin Schmid](#)  
**To:** [Hoffmann, Patrick](#)  
**Subject:** Formal Support for 879 Burton Ave – Garage Construction Project  
**Date:** Wednesday, March 18, 2026 7:11:55 PM

---

*[EXTERNAL EMAIL]*

To the Members of the City Hall Hearing Committee,

I wanted to share my support for the completion of the garage project at 879 Burton Ave. I live at 882 Burton Ave, across the street from 879 Burton Ave, with a direct line of sight from our front window to their house and garage. The construction has never caused any issue nor disruption, and we never noticed or were bothered by any noise from it. Upon completion, the garage will not cause any noticeable disruption either.

I am fully supportive of his project and urge the committee to approve its completion.

Robin Schmid  
882 Burton Ave

**From:** [Manfred Galindo](#)  
**To:** [Hoffmann, Patrick](#)  
**Subject:** Formal Support for 879 Burton Ave – Garage Construction Project  
**Date:** Thursday, March 19, 2026 2:13:47 PM

---

*[EXTERNAL EMAIL]*

To the Members of the City Hall Hearing Committee,

I also wanted to share my support for the completion of the garage project at 879 Burton Ave. I also live across the street from 879 Burton Ave with my wife Robin Schmid, and we see their house and garage every day. The construction is no issue and it has no negative effect on our street or our community. Daniel, Gladys, Irwin and their family are incredible neighbors. When the garage is completed, it won't cause any noticeable disruptions.

I am fully supportive of his project and urge the committee to approve its completion.

Manfred Galindo  
882 Burton Ave

--

**Manfred Galindo**  
Bilingual Hospitality Professional | Chef | Mixologist

---



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  
IRWIN MELENDEZ  
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00062

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 Irwin Melendez of 879 Burton 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 879 Burton 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 R6 Zoning District and Small Lot Overlay (SLOZ), 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 and Section 150.707(D)(1) of the City Code (the “**Variation**”), to construct an addition to the existing garage as depicted on the Plans within Exhibit B.
  - a. To encroach into both required side yard setbacks of 5 feet by 0.6’ feet to the north and 2 feet to the south for a garage addition,
  - b. To encroach into the required 3 feet accessory structure setback by 2.8 feet for a shed,

- c. To exceed the allowable rear yard coverage limitation of 50% for an allowed rear yard coverage of 89%;
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 March 19, 2026.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(1) and Section 150.1204(A)(5) 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 both required side yard setbacks of 5 feet by 0.6' feet to the north and 2 feet to the south for a garage addition,
- (ii) To encroach into the required 3 feet accessory structure setback by 2.8 feet for a shed,
- (iii) To exceed the allowable rear yard coverage limitation of 50% for an allowed rear yard coverage of 89%;

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. Plat of Survey for 879 Burton Ave by R.E. Decker Professional Land Surveyors, field work dated 9/26/25
- b. Site plan for garage addition at 879 Burton Ave created by Jeffery J. Heaney Architect A.I.A, Sheet 1, dated 9/4/25;

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 March 19, 2026

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

By: \_\_\_\_\_  
Alexis Yablon, Chairman

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

The Subject Property, commonly known as 879 Burton Ave, is legally described as follows:

LOT 24 IN BLOCK 1 IN FIRST ADDITION TO RAVINIA HIGHLANDS, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 27, 1916 AS DOCUMENT 165828, IN BOOK "J" OF PLATS, PAGE 73, IN LAKE COUNTY, ILLINOIS.

PIN: 16-25-310-022-0000

DRAFT

**EXHIBIT B**

[PLANS]

DRAFT

**LEGEND**

- N. = North
- S. = South
- E. = East
- W. = West
- N.W. = Northwest
- N.E. = Northeast
- S.E. = Southeast
- S.W. = Southwest
- P.O.B. = Point of Beginning
- SQ.FT. = Square Feet
- R.O.W. = Right of Way
- Doc. = Document
- Rec. = Recorded as
- Meas. = Measured
- T.F. = Top of Foundation
- MIN. = Minimum
- MAX. = Maximum

R.E. DECKER  
(1933-1999)

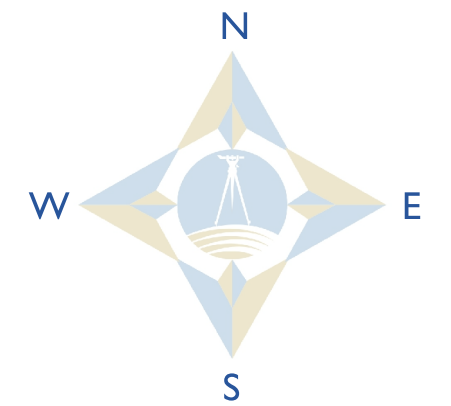
R.G. PAVLETIC  
P.L.S. 035-3261

# Plat of Survey

of

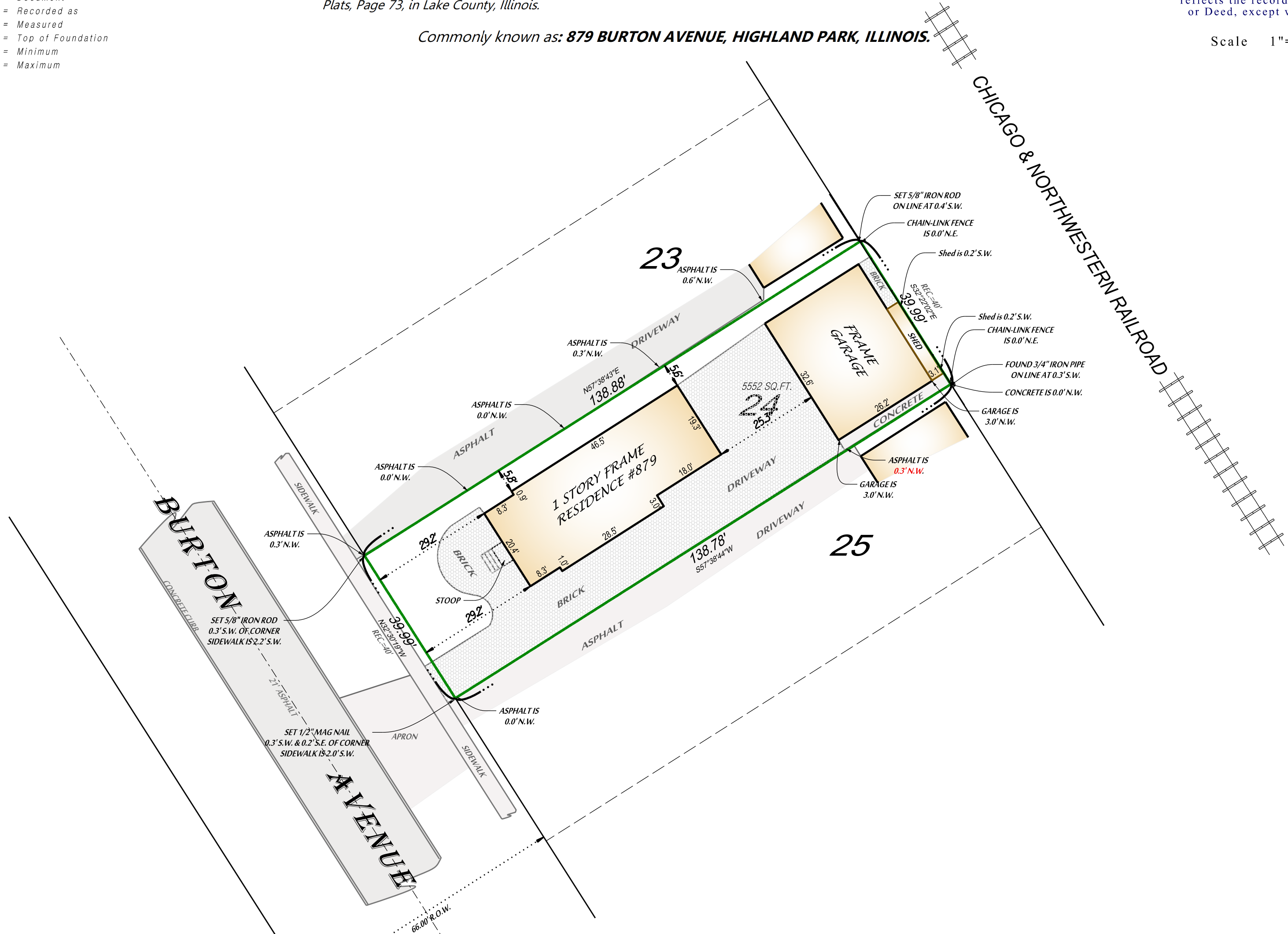
Lot 24 in Block 1 in First Addition to Ravinia Highlands, in the Southwest Quarter of Section 25, Township 43 North, Range 12, East of the Third Principal Meridian, and the Northwest Quarter of Section 36, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded June 27, 1916 as Document 165828, in Book "J" of Plats, Page 73, in Lake County, Illinois.

Commonly known as: **879 BURTON AVENUE, HIGHLAND PARK, ILLINOIS.**



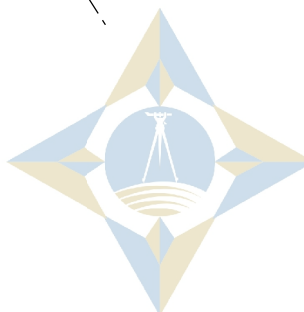
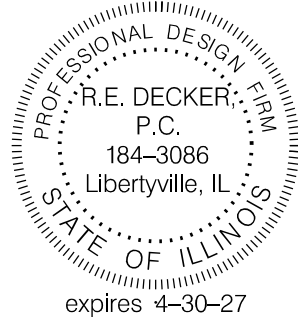
The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1" = 20 ft



ORDER NUMBER 25-586  
 ORDERED BY: D & K Meraz Remodeling  
 FOR: Melendez  
 REVISIONS: \_\_\_\_\_

THE RAISED SEAL INDICATES  
THIS IS AN ORIGINAL PRINT



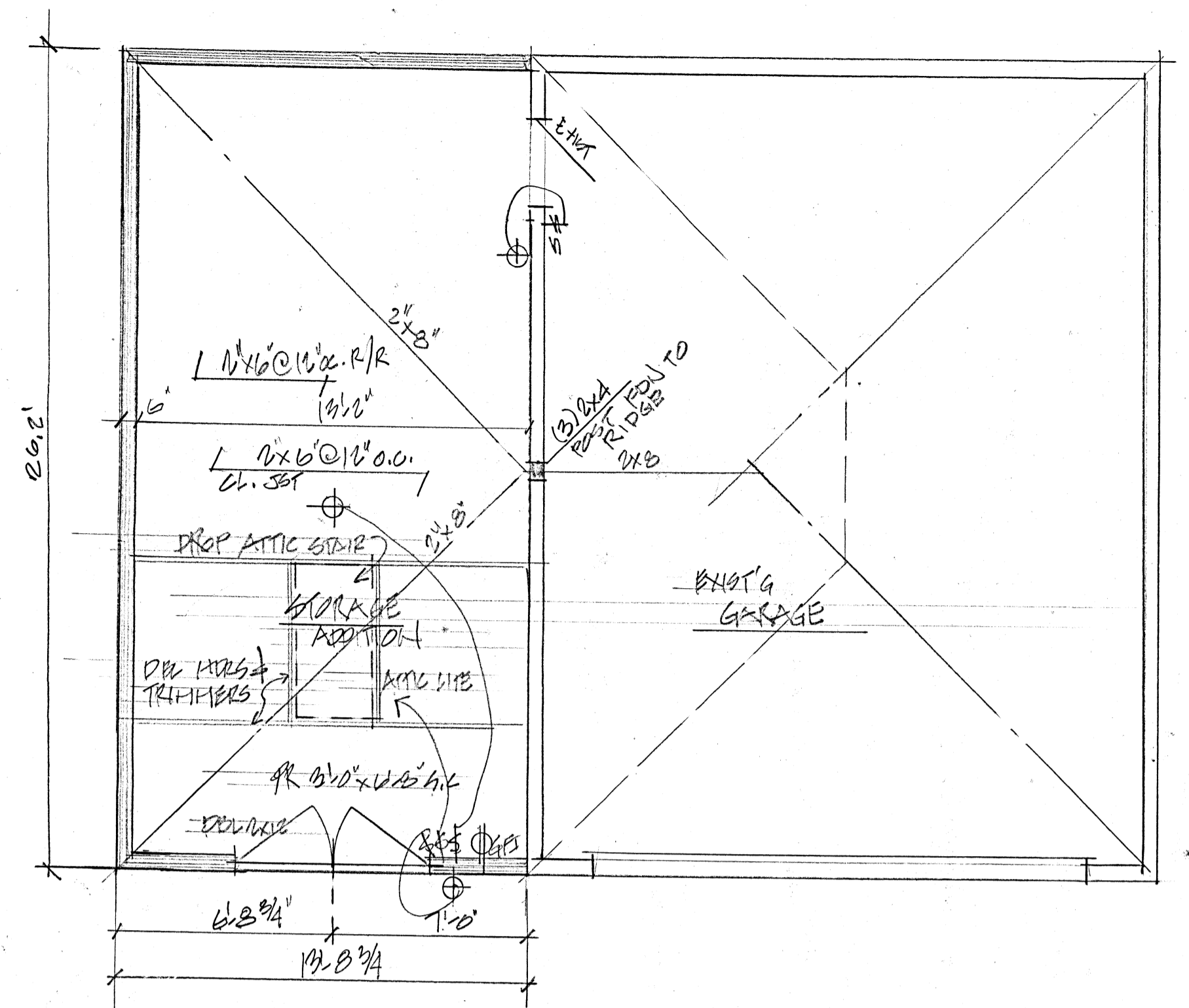
**R E DECKER**  
 PROFESSIONAL LAND SURVEYORS PC  
 333 W. PETERSON RD SUITE B  
 LIBERTYVILLE, IL 60048  
 TEL. 847-362-0091  
 DeckerSurvey@gmail.com  
 Website: DeckerSurvey.com



Field Work Completed on: 9-26-25  
 STATE OF ILLINOIS } SS  
 COUNTY OF LAKE }  
 This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."  
**R. E. DECKER, P.C.**  
 By: [Signature] 9-30-25  
 Professional Land Surveyor

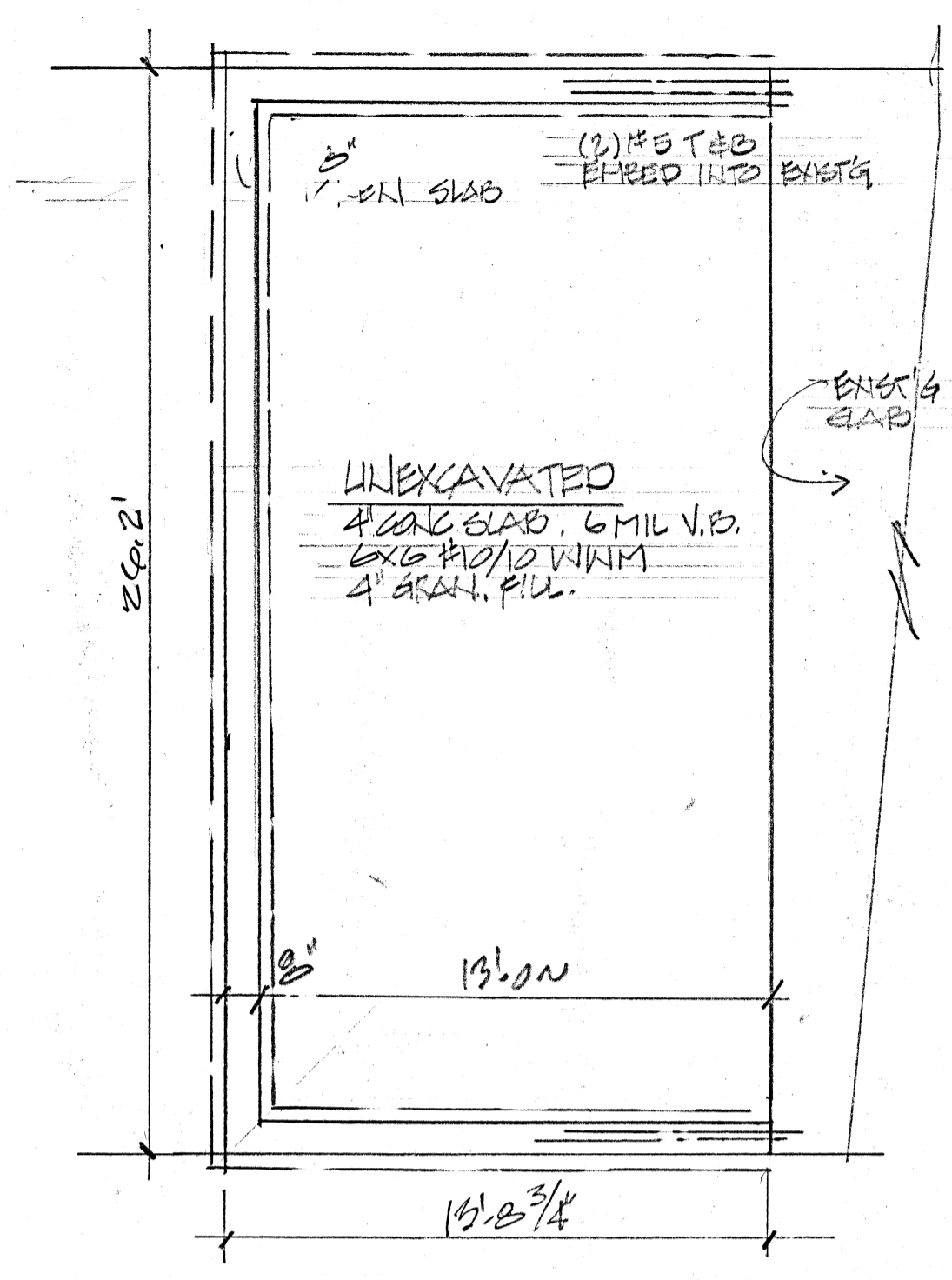
Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

REVISIONS	BY
1/5/06	JH



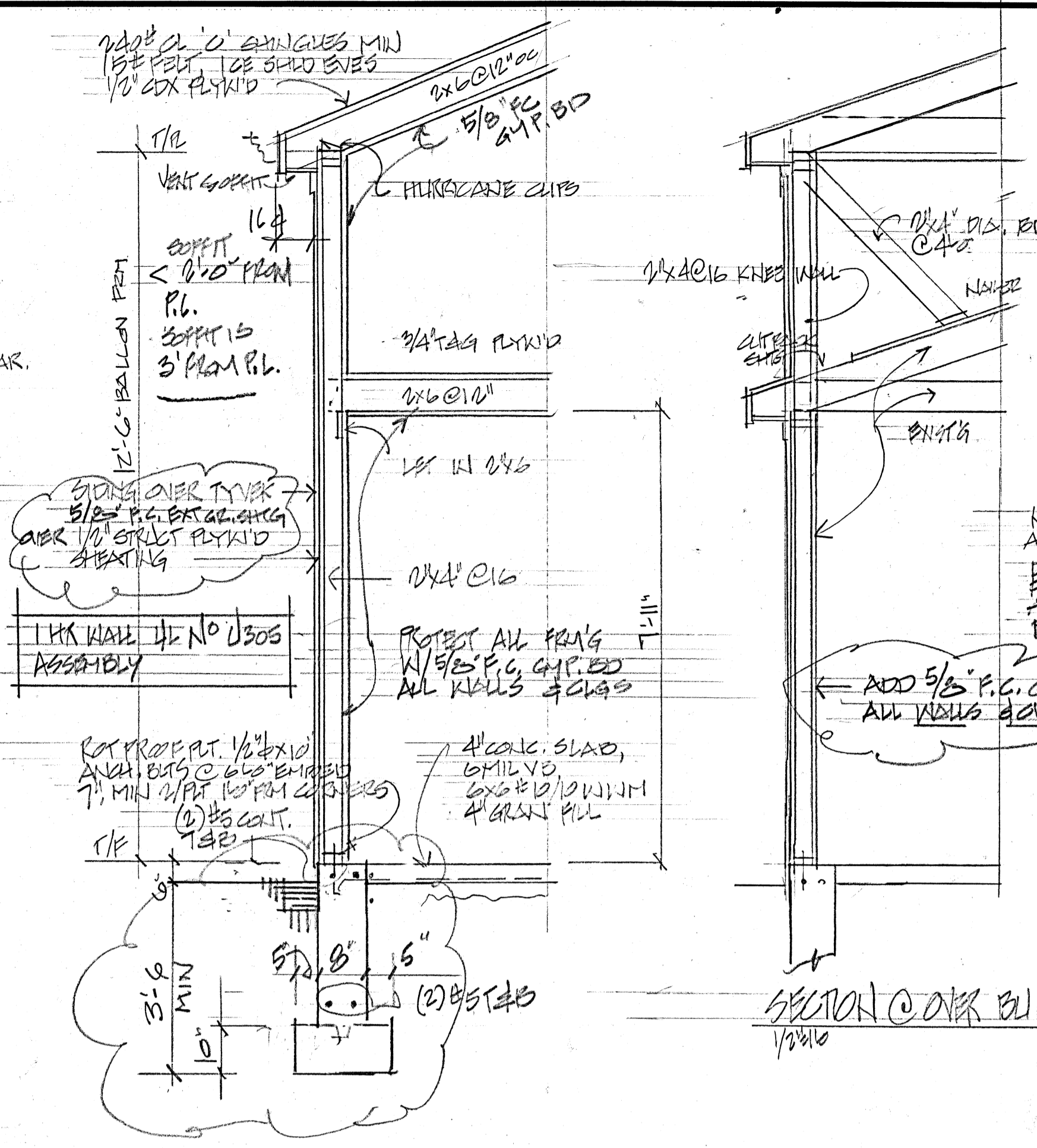
FLOOR PLAN  
1/4\"/>

ALL ELECTRICAL (NEW & EXISTING) REQUIRED TO BE ON GFCI CIR.  
 MAINTAIN & VERIFY ALL CIRCULATIONS TO O.H. WIRES  
 BEFORE CONSTRUCTION TO AVOID ELECTRICAL  
 HAZARDS & C. 300 NO. 2 ONLY PER



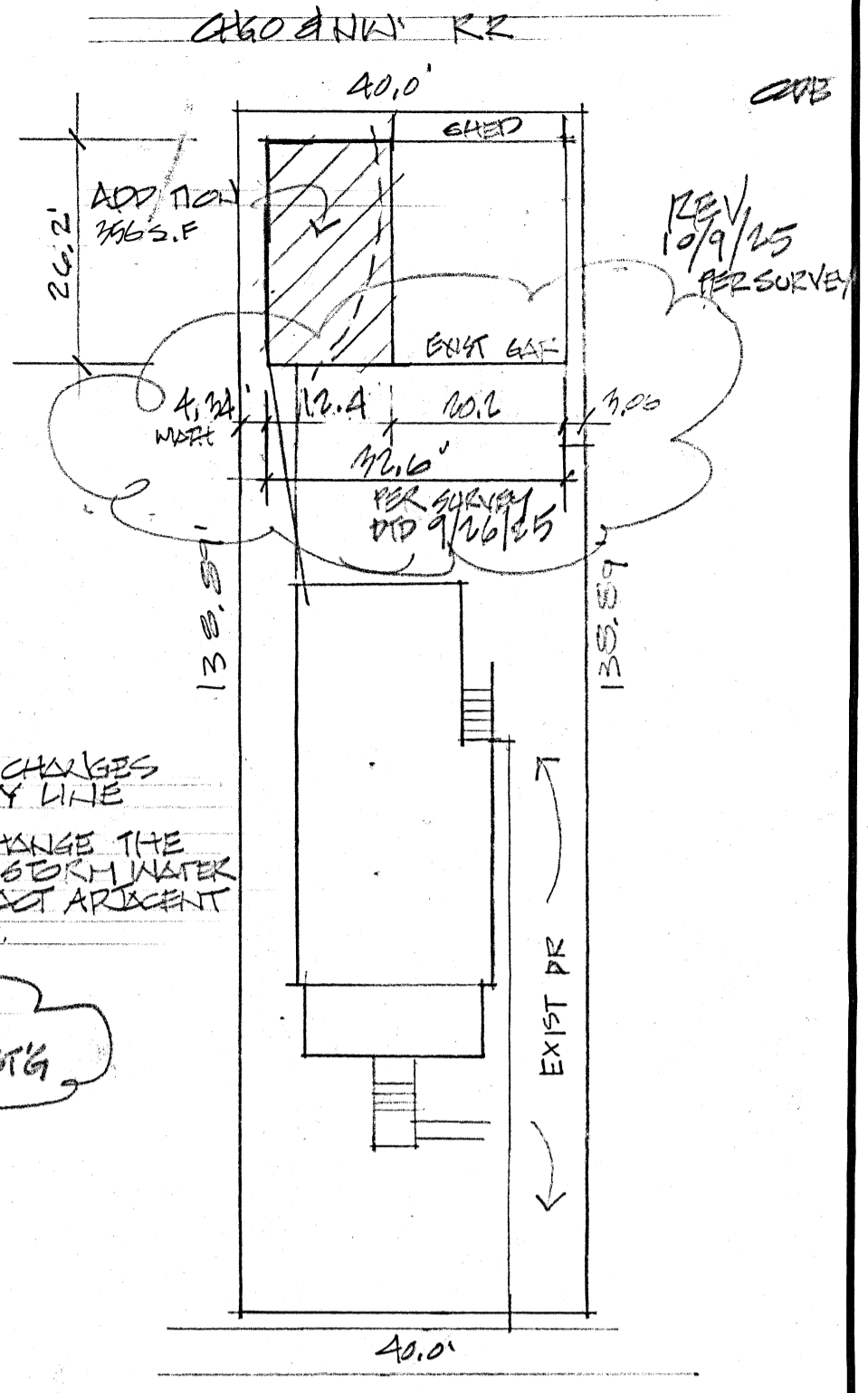
FOUNDATION PLAN  
1/4\"/>

ALL CONC. 3,500 PSI NO. 4S  
 ALL FOUNDATIONS TO BE ON 3,000 PSF SOIL

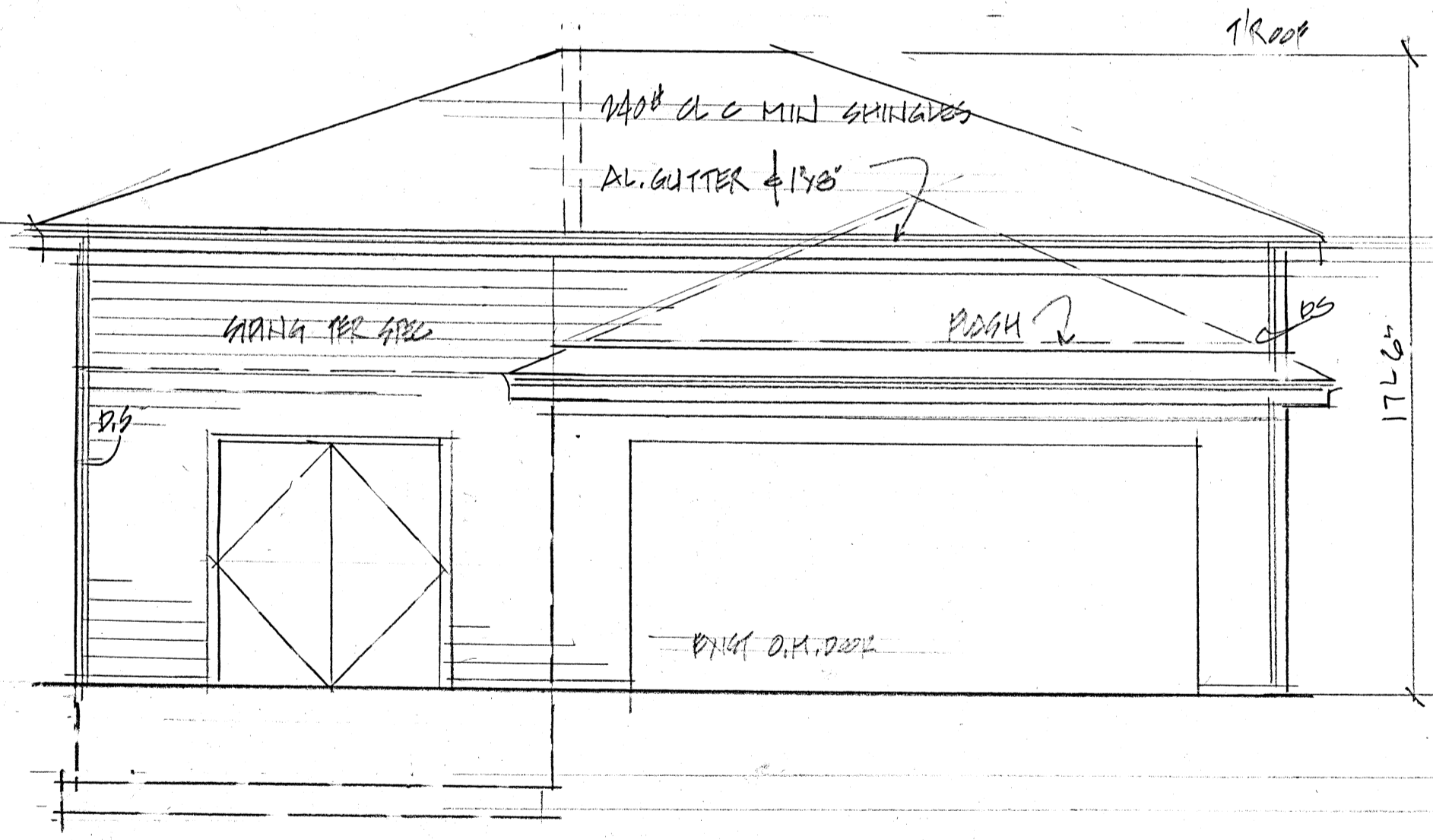


SECTION C OVER BUILD  
1/8\"/>

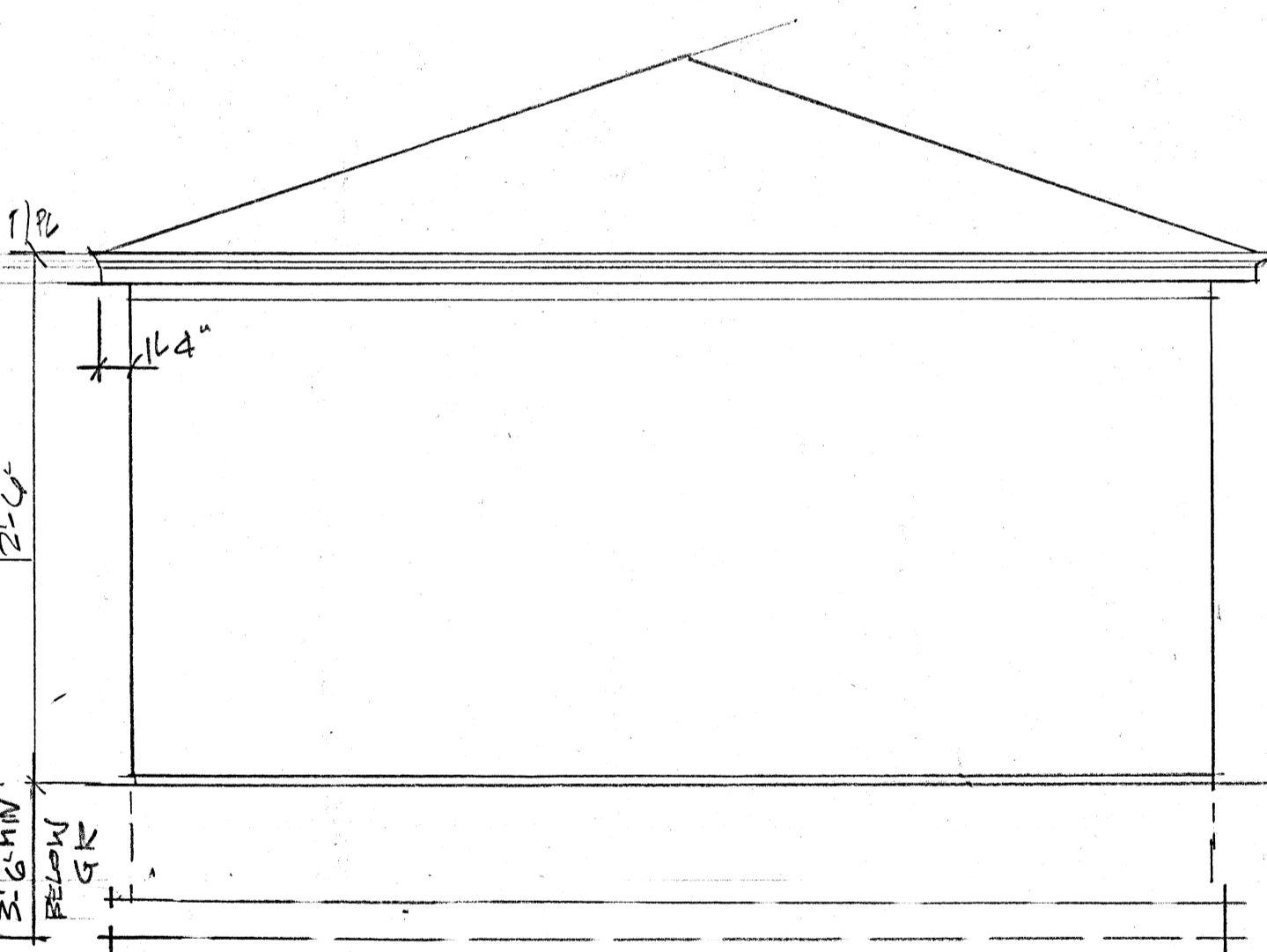
NO GRADE CHANGES AT PROPERTY LINE  
 DO NOT CHANGE THE POINT OF SEWER WATER AS TO AFFECT ADJACENT PROPERTIES



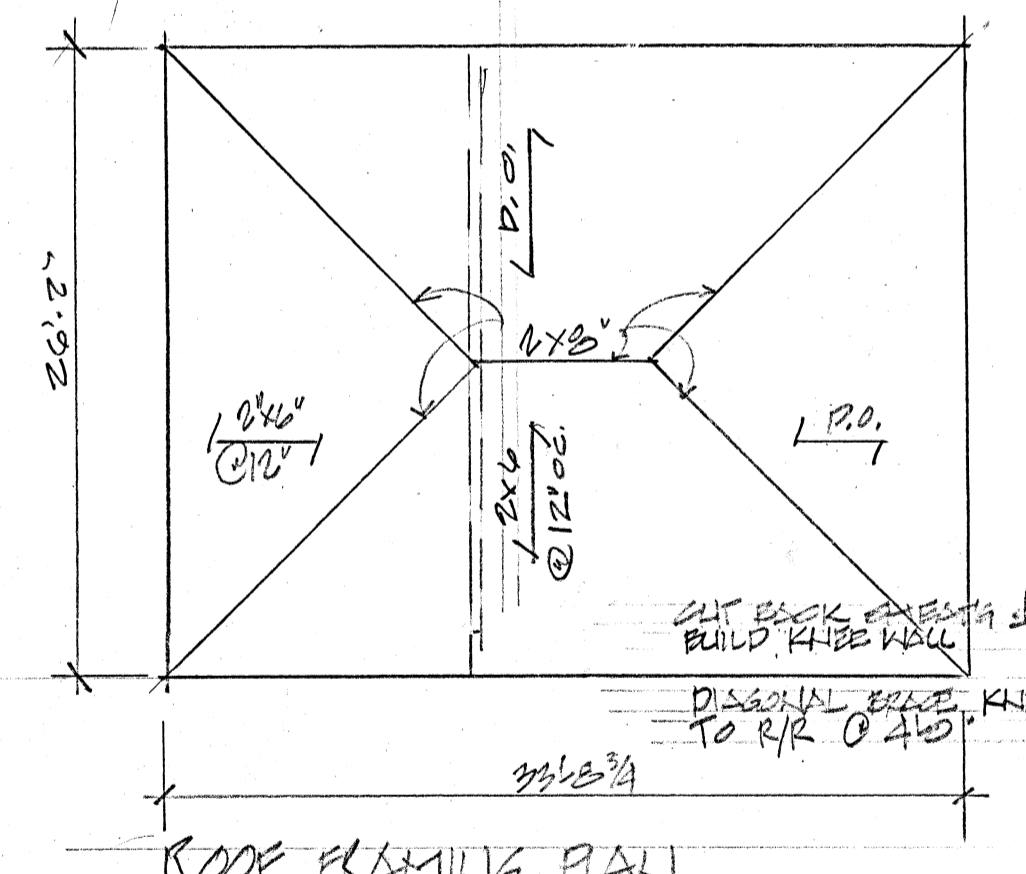
BORTON AVE  
SITE PLAN  
1/8\"/>



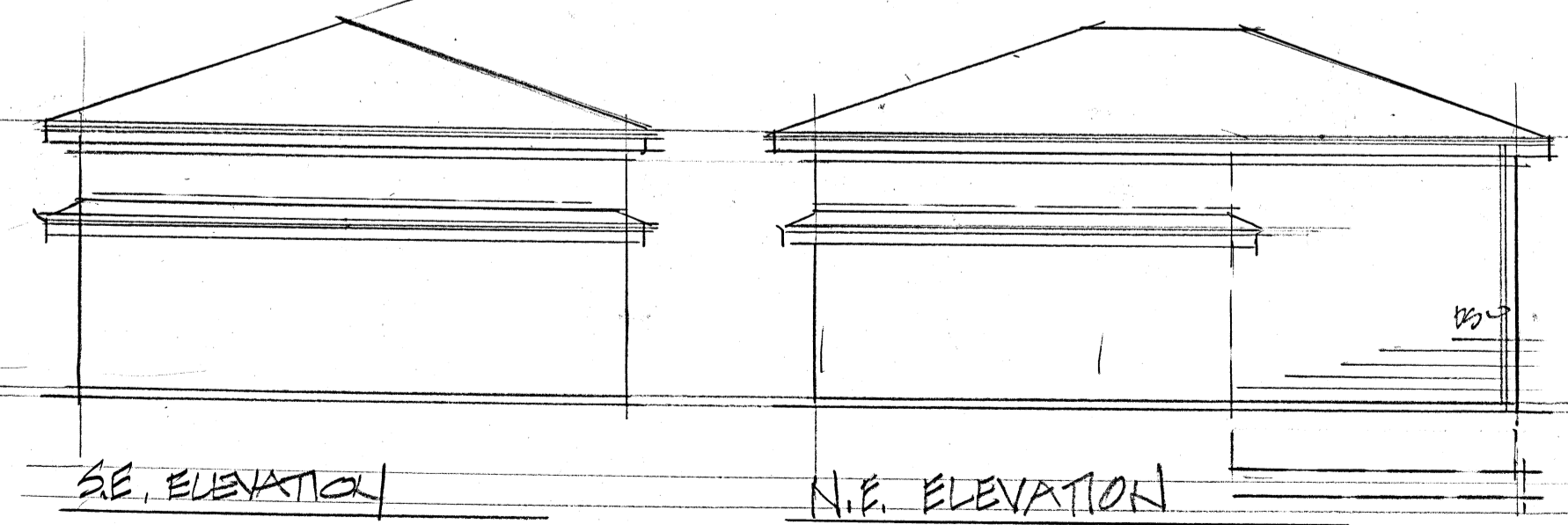
SE ELEVATION



N.W. ELEV.  
1/4\"/>

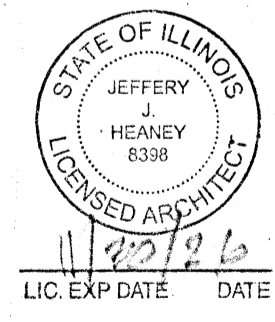


ROOF FRAMING PLAN  
1/8\"/>



N.E. ELEVATION

**CERTIFICATION**  
 I CERTIFY THAT THESE DRAWINGS WERE PREPARED IN MY OFFICE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING AND ZONING ORDINANCES OF HIGHLAND PARK ARCHITECT ILLINOIS NO



DESIGN LINE LOADS  
 WALLS 50#  
 ROOFS 20#  
 ATTIC 10# W/ 2\"/>
 CODES - APPROVE  
 200 IRC  
 2001 NEC  
 2000 IBC, MANY CODES

GARAGE ADDITION FOR  
 879 BORTON AVE  
 HIGHLAND PARK, IL

**Jeffery J. Heaney** Architect A.I.A.  
 610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

Date	9/4/05
Scale	NOT
Drawn	JH
Job	03-187
Sheet	1
Sheets	

IRWIN.MELENDEZ 1A@GMAIL.COM  
 879 BORTON AVE HIGHLAND PARK

817 964-3020  
 817 910-9600

3 2 1/2" PLATH/CONCRETE

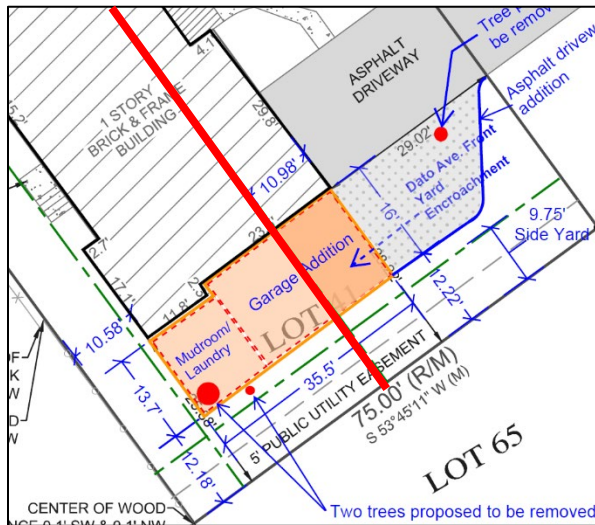
Date: March 19, 2026  
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)  
 From: Patrick Hoffmann, Planner II & Staff Liaison  
 Subject: 3504 Dato Ave Application Summary

**APPLICATION SUMMARY:**

The petitioner and owner, John Birazzi, (**the “Applicant”**) of 33504 Dato Ave 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 150.703 to encroach into the front yard setback along Dato Ave for a new addition. The subject property is a corner lot located within the R5 zoning district and according to Lake County Assessor’s Office the home was built in 1955.

The Applicant seeks relief from Section 150.703 by authority of Section 150.1204(A)(1):

- (i) To encroach into the required front yard setback of 40 feet along Dato Ave by 10.98’ feet for a new addition;



The applicant is proposing a new addition on the southern portion of the home, replacing the existing garage and adding a mudroom. The existing home is non-conforming with the 40’ front yard requirement along Dato Ave and the new addition will be in line with the existing encroachment.

In the event the variation is 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.

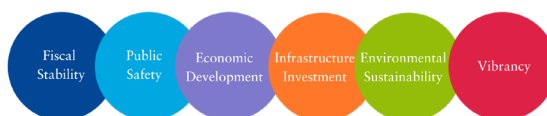
**NEIGHBOR & CITY COMMENTS:**

- No additional comments

**ATTACHMENTS:**

- Location Map & Copy of Legal Notice
- Applicant’s Packet
- Draft Approval Order<sup>1</sup>

<sup>1</sup> 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: <b>3504 Dato Ave.</b>	
Property's Current Zoning: <b>R5</b>	Property's Current Use: <b>SF Residential</b>
Lot/Tract Area (SF):	Minimum Lot Area for Applicable Zoning District (SF):
Legal Description (note if attached): <b>Refer to attached Plat of Survey dated 12/15/2025</b>	
Brief Project Description:	

## FOR INTERNAL USE ONLY

Case #:
Date Received:
Hearing Date:
Fee Paid:
Third Party Deposit:

## PETITIONER & OWNER INFORMATION

<b>Petitioner</b>	
Applicant's Name: <b>John N. Birazzi</b>	
Address (City, State, ZIP): <b>3504 Dato Ave, Highland Park, IL 60035</b>	
<b>Owner</b>	
Property Owner's Name (if the Petitioner is not the legal owner of the property): <b>John N. Birazzi</b>	
Address (City, State, ZIP): <b>3504 Dato Ave, Highland Park, IL 60035</b>	

<b>Attorney or Representative Counsel</b>	
Contact Name:	Phone:
Address (City, State, ZIP):	Email:
<b>Architect/Builder</b>	
Contact Name:	Phone:
Address (City, State, ZIP):	Email:

## 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: <i>John Birazzi</i> Date: <b>2/11/2026</b>	Petitioner (If Other Than Property Owner): Date: <b>2-11-2026</b>
Sworn to before me this <u>11</u> day of <u>February</u> , 20 <u>26</u> .  Notary: <i>George Andrew Pacht</i> , <b>2-11-2026</b>	Sworn to before me this ____ day of _____, 20____. Notary:

## PROJECT INFORMATION

### Height Calculations (see: "Useful Definitions" sheet)

Maximum Allowable Height per Zoning District (feet): <b>32</b>	Maximum Height of Proposed Structure (feet): <b>15</b>
---	---

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

Allowable Floor Area (SF): <b>3470</b>	Allowable F.A.R. (%): <b>35.59</b>
Total Existing Floor Area (SF): <b>1908.32</b>	Existing F.A.R. (%): <b>19.57</b>
Area of Addition or Garage (SF): <b>550</b>	Proposed F.A.R. (%): <b>25</b>
Total Proposed Floor Area (SF): <b>2452</b>	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):	Encroachment into the established building (feet):

#### Front Yard Encroachment 2 (Corner lot)

Minimum Front Yard Setback (feet): <b>40</b>	Encroachment into the minimum front yard (feet): <b>10.98 along Dato</b>
Established Building Setback (feet): <b>40</b>	Encroachment into the established building (feet): <b>0 along Hyacinth</b>

### 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:

Our home, constructed in 1957, has a front setback of 41.82' along Hyacinth Place and 29.02' along Dato Ave. The plat document used by the surveyor annotates a 40' building line only along Hyacinth Place but not along Dato Ave for our lot. The Dato Ave. building location line begins at the lot to the south or ours. This may explain why our home only honors Hyacinth Place building line. Refer to attached Krenn and Dato Subdivision 1 plat and surveys.

**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, March 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-2026-00064**

Petitioner: John Birazzi

Zoning District: R5

Subject Property: 3504 Dato Ave

Highland Park, Illinois 60035

The petitioner and owner, John Birazzi, 3504 Dato Ave, 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 encroach into the front yard requirement for an addition.

The Subject Property, commonly known as 3504 Dato Ave, is legally described as follows:

LOT 41 IN KRENN AND DATO'S HIGHLAND PARK ADDITION, SUBDIVISION NO. 1, BEING A SUBDIVISION OF KRENN AND DATO'S HIGHLAND PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 10 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION NO. 1, RECORDED OCTOBER 13, 1928, AS DOCUMENT 326061, IN BOOK "T" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.

PIN: 16-10-311-003-0000

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@cityhpil.com](mailto: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](mailto:etaub@cityhpil.com) or 847.926.1005.

Zoning Board of Appeals | Alexis Yablon, Chairman

John and Jeanne Birazzi  
3504 Dato Avenue  
Highland Park, IL  
February 11, 2026

Attn: Zoning Board of Appeals  
Highland Park Planning Department  
1150 Half Day Road  
Highland Park, IL 60035

RE: Zoning Variance Request – 3504 Dato Avenue  
Letter of Situation and Hardship

Dear Board Members,

I am writing respectfully to request a zoning variation for our property at 3504 Dato Avenue, located on the corner of Hyacinth Place and Dato Avenue. The home currently has a small one car garage, and we are proposing a garage and laundry room addition which will maintain the homes character and overall shape and not negatively impact the neighborhood. Since the existing home, constructed in 1957, encroaches upon the required 40-foot setback along Data Avenue by 10.98 feet, a variance is necessary for the garage addition to maintain alignment with the home's facade.

It is my understanding that the property being a corner lot, has two required 40-foot front yard setbacks and two side yard setbacks (totaling 18.75 feet), and no rear yard setback requirement. The resulting buildable area is long rectangular shape and with the existing home location as it is, allows for expansion to the south where the existing one car attached garage is located.

The home honors the Hyacinth Place front yard setback of 40 feet but encroaches upon the 40-foot front yard setback along Dato Avenue by 10.98 feet. Anecdotally, the home's encroachment along Dato Avenue may be because a 40-foot building line requirement existed only along Hyacinth Place when the home was originally constructed. Refer to the attached original subdivision plat of survey dated October 1928, and a plat of survey dated 2003 both identifying "building lines."

The need for this addition came about due to our concern that the home's one car garage and basement laundry room will eventually prove to be challenging in the future. My wife and I recently purchased this home to achieve our goal of downsizing to single floor living while we are physically able to and accommodate us in the future as we age. The addition of a garage space will provide us with the space needed to safely park our vehicles in protected space, provide needed storage space including that for trash cans, home

maintenance and yard care tools, and in addition afford us the ability to relocate the basement laundry to the first floor directly behind the garage.

We have considered the alternative of shifting the addition back to the Dato Avenue setback line but feel an 11-foot offset would result in an appearance that is incongruous with the simple rectangular massing and gable roof lines of the home's simple mid-century modern ranch home aesthetic. Such a revision, we feel, would draw more attention to the addition rather than just fitting into the neighborhood.

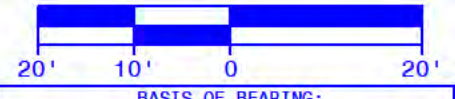
In conclusion, Jeanne and I are hopeful you will approve this variance request for a 16 foot by 10.98-foot encroachment into the Dato Avenue front yard setback. The variance will allow the addition to appear as a natural extension of the home, maintaining its roof lines and alignment with the façade and eave overhangs. I sincerely appreciate your time and consideration of my request. I am committed to working with the Board and my neighbors to ensure the proposed changes are in harmony with our community.

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read "John Birazzi". The signature is written in a cursive, flowing style with some loops and flourishes.

John Birazzi

# PLAT OF SURVEY OF

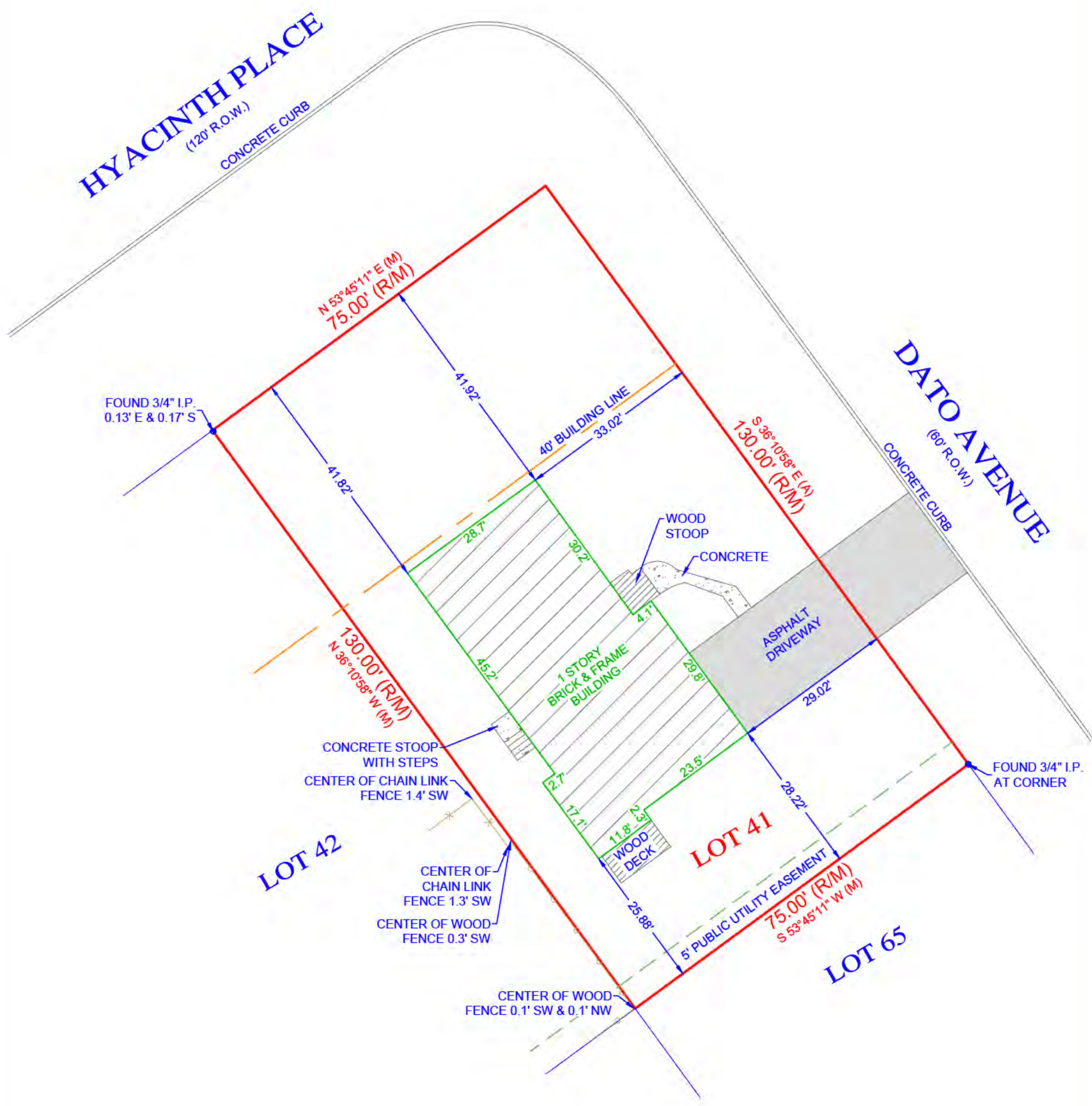


BASIS OF BEARING:  
SOUTHWESTERLY LINE OF DATO AVENUE AS  
FOUND MONUMENTED AND OCCUPIED.  
  
S 36°10'58" E (A)

LEGEND	
A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

LOT 41 IN KRENN AND DATO'S HIGHLAND PARK ADDITION, SUBDIVISION NO. 1, BEING A SUBDIVISION OF KRENN AND DATO'S HIGHLAND PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 10 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION NO. 1, RECORDED OCTOBER 13, 1928, AS DOCUMENT 326061, IN BOOK "T" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.

AREA OF SURVEY:  
\*CONTAINING 9750 SQ. FT. OR 0.22 ACRES MORE OR LESS\*



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

STATE OF ILLINOIS }  
COUNTY OF DUPAGE }  
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
  
DATED, THIS 15TH DAY OF DECEMBER, A.D., 2025, AT LISLE, ILLINOIS.  
  
*J. Morrison*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317  
LICENSE EXPIRATION DATE NOVEMBER 30, 2026  
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



**NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.**

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

ADDRESS COMMONLY KNOWN AS 3504 DATO AVENUE  
HIGHLAND PARK, ILLINOIS

CLIENT MICHAEL SAMUELS LAW OFFICES

FIELDWORK DATE (CREW) 12/12/2025 (MM/ET)  
DRAWN BY: DG REVISED: - JOB NO. 25-11-0256

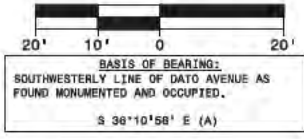
**LEGEND**

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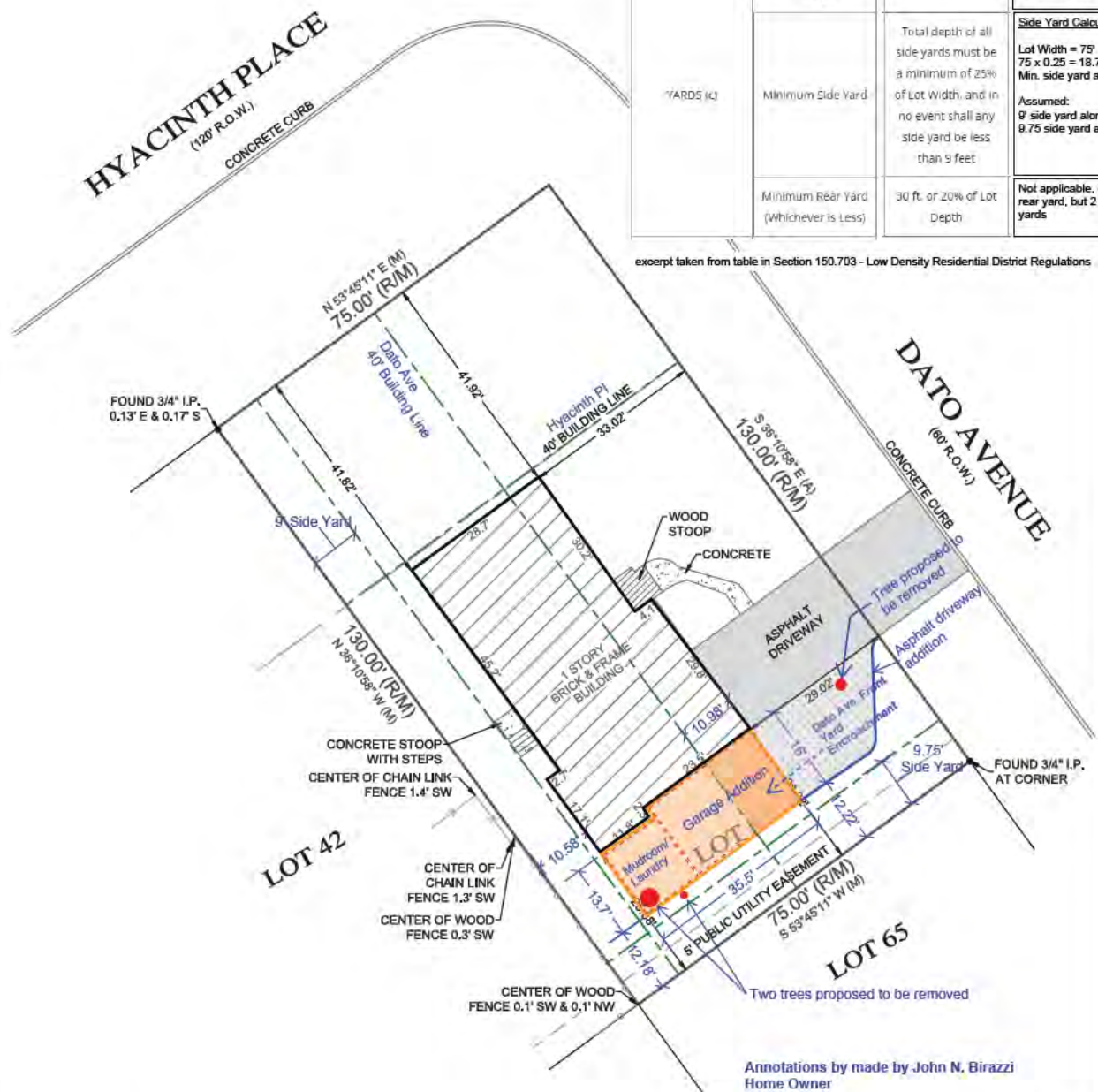
# PLAT OF SURVEY OF

LOT 41 IN KRENN AND DATO'S HIGHLAND PARK ADDITION, SUBDIVISION NO. 1, BEING A SUBDIVISION OF KRENN AND DATO'S HIGHLAND PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 10 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION NO. 1, RECORDED OCTOBER 13, 1928, AS DOCUMENT 326061, IN BOOK "T" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.



**AREA OF SURVEY:**  
 'CONTAINING 9750 SQ. FT. OR 0.22 ACRES MORE OR LESS'

Minimum Front yard	40 ft.	Corner property has two front yards: Dato St. = 29.02' non conforming existing Hyacinth Place = 41.74'
Minimum Side Yard	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 9 feet	
Minimum Rear Yard (Whichever is Less)	30 ft. or 20% of Lot Depth	Side Yard Calculation: Lot Width = 75' 75 x 0.25 = 18.75' total side yard Min. side yard allowed 9'  Assumed: 9' side yard along west side of lot 8.75 side yard along south side of lot
		Not applicable, corner lot does not have a rear yard, but 2 side yards and 2 front yards



excerpt taken from table in Section 150.703 - Low Density Residential District Regulations

Annotations by made by John N. Birazzi  
Home Owner



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

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

DATED, THIS 15TH DAY OF DECEMBER, A.D., 2025, AT LISLE, ILLINOIS.

*J. Morrison*  
 JAMES LEE MORRISON  
 2317  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF ILLINOIS  
 LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2026  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245

**NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.**

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 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 3604 DATO AVENUE  
 HIGHLAND PARK, ILLINOIS

CLIENT MICHAEL SAMUELS LAW OFFICES

FIELDWORK DATE (CREW) 12/12/2025 (MM/ET)  
 DRAWN BY: DG REVISED: - JOB NO. 25-11-0266



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  
JOHN BIRAZZI  
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00064

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 John Birazzi of 3504 Dato Ave, 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 3504 Dato 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 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 an addition as depicted on the Plans within Exhibit B.
  - a. To encroach into the required front yard setback of 40 feet along Dato Ave by 10.98’ feet for an 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 March 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 required front yard setback of 40 feet along Dato Ave by 10.98' feet for an 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. Plat of Survey with annotations made by John N. Birazzi for the property located at 3504 Dato Avenue, dated December 15, 2025;

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

VAR-2026-00064  
3504 Dato Ave

(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 March 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 3504 Dato Ave, is legally described as follows:

LOT 41 IN KRENN AND DATO'S HIGHLAND PARK ADDITION, SUBDIVISION NO. 1, BEING A SUBDIVISION OF KRENN AND DATO'S HIGHLAND PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 10 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION NO. 1, RECORDED OCTOBER 13, 1928, AS DOCUMENT 326061, IN BOOK "T" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.

PIN: 16-10-311-003-0000

DRAFT

**EXHIBIT B**

[PLANS]

DRAFT

**LEGEND**

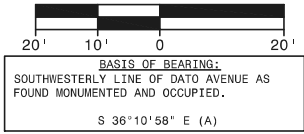
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 S.I.P. = SET IRON PIPE  
 S.I.R. = SET IRON ROD  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST

—x—x—x— = CHAIN LINK FENCE  
 —o—o—o— = WOOD FENCE  
 —□—□—□— = METAL FENCE  
 —△—△—△— = VINYL FENCE  
 - - - - - = EASEMENT LINE  
 - - - - - = SETBACK LINE  
 - - - - - = INTERIOR LOT LINE

# PLAT OF SURVEY

OF

LOT 41 IN KRENN AND DATO'S HIGHLAND PARK ADDITION, SUBDIVISION NO. 1, BEING A SUBDIVISION OF KRENN AND DATO'S HIGHLAND PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 10 AND 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION NO. 1, RECORDED OCTOBER 13, 1928, AS DOCUMENT 326061, IN BOOK "T" OF PLATS, PAGE 33, IN LAKE COUNTY, ILLINOIS.

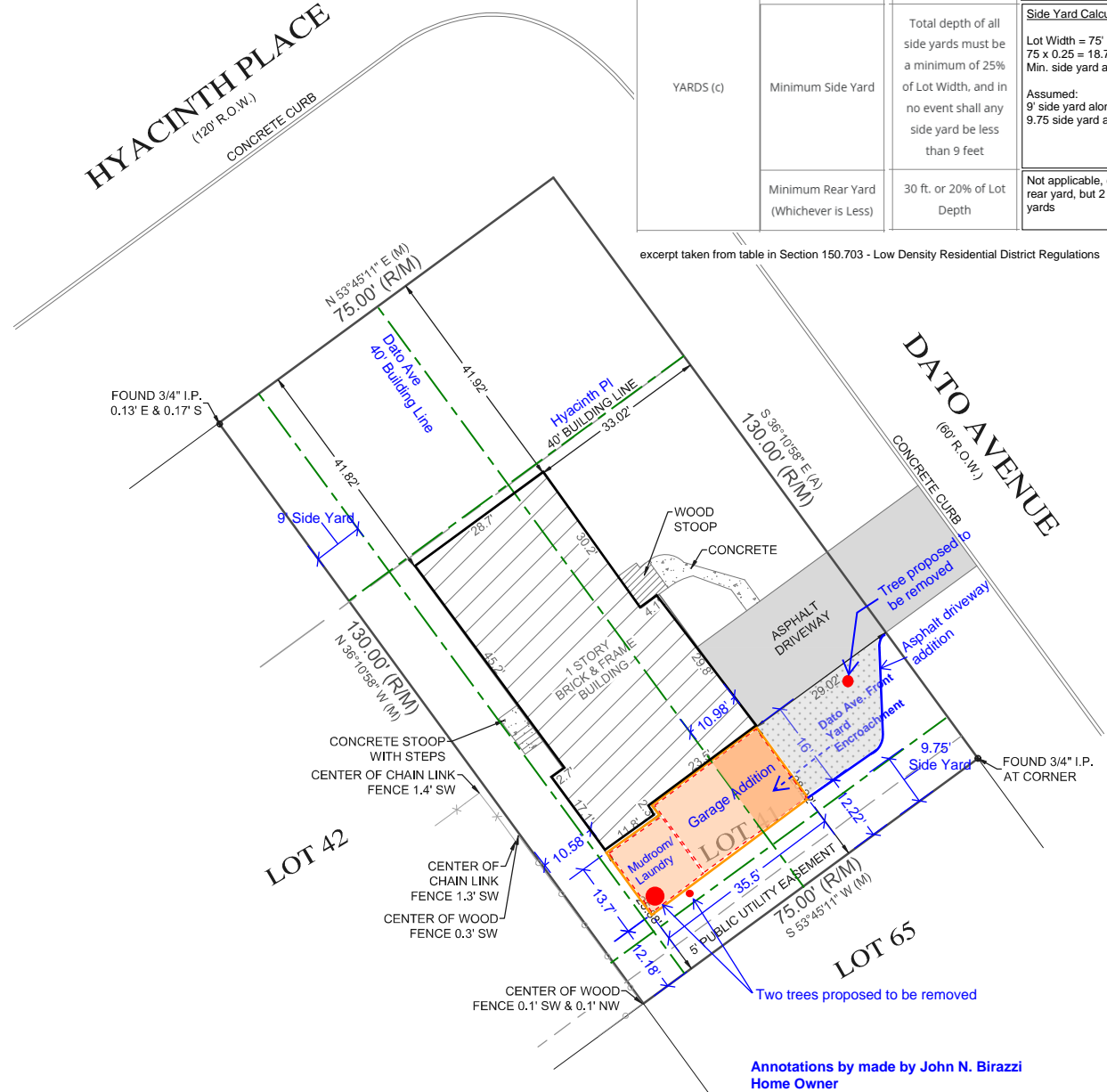


**AREA OF SURVEY:**  
 "CONTAINING 9750 SQ. FT. OR 0.22 ACRES MORE OR LESS"

**HYACINTH PLACE**  
 (120' R.O.W.)  
 CONCRETE CURB

R5		
Minimum Front Yard	40 ft.	Corner property has two front yards: Dato St. = 29.02' non conforming existing Hyacinth Place = 41.74'
Minimum Side Yard	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 9 feet	<b>Side Yard Calculation:</b> Lot Width = 75' 75 x 0.25 = 18.75' total side yard Min. side yard allowed 9' Assumed: 9' side yard along west side of lot 9.75 side yard along south side of lot
Minimum Rear Yard (Whichever is Less)	30 ft. or 20% of Lot Depth	Not applicable, corner lot does not have a rear yard, but 2 side yards and 2 front yards

excerpt taken from table in Section 150.703 - Low Density Residential District Regulations



Annotations by made by John N. Birazzi  
 Home Owner



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STATE OF ILLINOIS, )  
 COUNTY OF DUPAGE )  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 DATED, THIS 15TH DAY OF DECEMBER, A.D., 2025, AT LISLE, ILLINOIS.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2026  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



**NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.**

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

ADDRESS COMMONLY KNOWN AS \_\_\_\_\_ 3504 DATO AVENUE  
 \_\_\_\_\_ HIGHLAND PARK, ILLINOIS  
 CLIENT \_\_\_\_\_ MICHAEL SAMUELS LAW OFFICES  
 FIELDWORK DATE (CREW) \_\_\_\_\_ 12/12/2025 (MM/ET)  
 DRAWN BY: DG REVISED: \_\_\_\_\_ JOB NO. 25-11-0256