

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, April 16, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

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

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

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

CITY OF HIGHLAND PARK ZONING BOARD OF APPEALS

Public Hearing
Thursday, 04/16/2026 - 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) 03/19/2026 Zoning Board of Appeals Draft Minutes

3) Business from the Public

4) Old Business

5) New Business

- | | |
|--|--|
| a) #VAR-2026-00064
Property: 3504 Dato Ave
Zoning District: R5 | Appellant: John Birazzi
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.

- | | |
|---|--|
| b) #VAR-2026-00065
Property: 353 N Deere Park Dr E
Zoning District: R4 LFOZ | Appellant: Peter Rose
Address: 353 N Deere Park Dr E, Highland Park, IL 60035 |
|---|--|

The petitioner Jeff Tondola on behalf of the owner, Peter Rose, 353 N Deere Park Dr E, Highland Park, IL 60035, request by authority of Section 150.1204(A)(14) of the Highland Park Zoning Code, a variation of provision Section 150.707(B)(1), to encroach into the required 40 feet Subdivision Building Line measured from the frontage along Deere Park Dr E in order to install a fence.

- | | |
|--|---|
| c) #VAR-2026-00066
Property: 1726 Park Ave W
Zoning District: R3 | Appellant: Anam Hargey
Address: 1726 Park Ave W, Highland Park, IL 60035 |
|--|---|

The petitioner and owner, Anam Hargey, 1726 Park Ave W, Highland Park, IL 60035, request by authority of Section 150.1204(A)(12) of the Highland Park Zoning Code, a variation of provision Section 150.712, to exceed the allowable 36 feet of exterior wall openings for vehicular entry.

d) **#VAR-2026-00067**

Property: 1425 Waverly Rd

Zoning District: R4 | LFOZ

Appellant: Cari B. Sacks

Address: 1425 Waverly Rd, Highland Park, IL 60035

The petitioner Calvin Bernstein on behalf of the owner, Cari B. Sacks, as Trustee of the Cari B. Sacks Revocable Trust, 1425 Waverly Rd, Highland Park, IL 60035, request by authority of Section 173.030, of the Highland Park Code, variations of provisions of Section 173.010(C), to exceed the maximum allowable four feet fence height requirement with the required front yard.

6) **Staff Report**

7) **Miscellaneous**

8) **Adjournment**

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

MEETING DATE: Thursday, March 19, 2026

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

CALL TO ORDER

At 7:31 p.m., Chairperson Yablon called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Chairperson Yablon; Commissioners Aronoff, Chase, Weisberg, & Zaransky

Commissioner Absent: Commissioners Harmelech & Treshansky

Councilmember Absent: Center

Student Council Absent: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Bogdan Opanasyuk/Petitioner
Neil Fortunato, Owner/Green Building Technologies
Katarina Karac, Land Use & Zoning Attorney/Birchwood Law
Irwin Melendez/Petitioner

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – February 19, 2026

Commissioner Chase moved to approve the February 19, 2026, regular meeting minutes as drafted. Commissioner Weisberg seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously. She stated she watched the video of the last meeting.

Chairperson Yablon asked that the third agenda item under New Business be rearranged, as a continuance was requested.

1
2 **NEW BUSINESS**

3 **3. #VAR-2026-00064**

4 Property: 3504 Dato Avenue

Appellant: John Birazzi

5 Zoning District: R5

Address: 3504 Dato Avenue, Highland Park, IL 60035

6
7 The petitioner and owner, John Birazzi, 3504 Dato Avenue, Highland Park, IL 60035 request by authority of
8 Section 150.1204(A)(1), of the Highland Park Zoning Code, a variation of provision Section 150.703, to
9 encroach into the front yard requirement for an addition.

10
11 Commissioner Zaransky moved to continue this matter to the April 16, 2026, ZBA meeting. Commissioner
12 Chase seconded the motion.

13
14 On a roll call vote

15 Voting Yea Chairperson Yablon; Commissioners Aronoff, Chase, Weisberg, & Zaransky

16 Voting Nay: None

17
18 Chairperson Yablon declared that the motion passed unanimously.

19
20 Back to.....

21
22 **BUSINESS FROM THE PUBLIC**

23 There was no Business from the Public.

24
25 **OLD BUSINESS**

26 **1. #VAR-2026-00058**

27 Property: 2021 Old Briar Road

Appellant: Bogdan Opanasyuk

28 Zoning District: R4

Address: 2021 Old Briar Road, Highland Park, IL 60035

29
30 The petitioner and owner, Bogdan Opanasyuk, 2021 Old Briar Road, Highland Park, IL 60035 requests by
31 authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section
32 150.703, to encroach into the required side yard setback for a pool and accessory structures.

33
34 Planner Hoffmann reviewed the proposal:

- 35 • Project Background
 - 36 ○ pool encroaching into side-yard setback
 - 37 ○ came before the ZBA previously
- 38 • Site Location
- 39 • Plat of Survey
- 40 • Property Photos were displayed
- 41 • Proposed Work
 - 42 ○ gazebo removed
- 43 • Elevations were illustrated
 - 44 ○ 6' fence is compliant
- 45 • Other Comments
 - 46 ○ one public comment
- 47 • Review

1
2 Some ZBA questions for Staff are.....

- 3 • Commissioner Aronoff asked if the pool is closer or farther from the house. Planner Hoffmann
4 stated it is closer.
- 5 • Chairperson Yablon asked if the pool equipment is no longer an issue. Planner Hoffmann said that's
6 correct, it's compliant.

7
8 Chairperson Yablon swore in Petitioner, Bogdan Opanasyuk, who stated adjustments were made based on
9 the ZBA's comments. It is a corner lot with a 19' setback. The setback is hidden toward the back. The pool
10 won't impede into the foundation of the building. He responded in writing to the standards and read same
11 (hardship was not created by the Applicant, will not impair adjacent properties, 6' fences are found in the
12 neighborhood, materials are compatible, etc.).

13
14 Chairperson Yablon asked:

- 15 • why the pool can't be closer to the house. Mr. Opanasyuk said this is a new house that is still
16 settling. It could cave in, so structural damage could occur. A 4' variance is requested. This is not in
17 the front yard; is truly a backyard. There are no utilities. Nuisance trees were eliminated.
- 18 • and Mr. Opanasyuk stated he purchased the house.

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

- 22 • Mark Siegel said he lives to the north. He appreciates the gazebo being removed. They could live
23 with the 4' variance. They prefer to have nothing vertical. The items being screened should be
24 behind the fence. Planner Hoffmann spoke to the yard-consideration ordinance.

25
26 Mr. Siegel would like his requests to be in the approval. Planner Hoffmann said Conditions could be
27 made. Mr. Siegel said he doesn't believe the Petitioner has ill intent. It was stated the items
28 requested are in the draft order.

29
30 Some ZBA comments are.....

- 31 • Commissioner Zaransky said the concern was bulk which has been mitigated. The neighbor seems to
32 be okay with the pool distance. It's a good plan. He would support this.
- 33 • Commissioner Chase said she watched the video of the previous meeting. Concerns seem to be at
34 rest. The hardship comes from the siting and corner lot.
- 35 • Commissioner Aronoff believes the Applicant did a good job.
- 36 • Commissioner Weisberg said he would like language drafted to appease the neighbor. This is the
37 only place to put the pool. He is leaning toward approving this.
- 38 • Chairperson Yablon appreciates the open dialogue with neighbors and the revisions. The hardship is
39 where the house is. Standards have been met. She is in favor.

40
41 Mr. Opanasyuk said the screening is a cover for the equipment.

42
43 Commissioner Chase moved to approve the variance as drafted. Commissioner Zaransky seconded the
44 motion.

45
46 On a roll call vote

47 Voting Yea Chairperson Yablon; Commissioners Aronoff, Chase, Weisberg, & Zaransky

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

NEW BUSINESS

1. #VAR-2026-00061

Property: 1139 Ridgewood Road Appellant: Keith Fisher
Zoning District: R5 Address: 1139 Ridgewood Road, Highland Park, IL 60035

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

Planner Hoffmann reviewed the proposal:

- Project Background
 - R5 zoning district
 - existing home was built in 1930; a new single-family home is slated
- Site Location
- Aerial View was shown
- Plat of Survey
- Property Photos were displayed
 - Heritage trees
- Proposed Work
- Tree Plan
- Elevations
 - Front
 - one-story garage
 - two-story new home
 - Rear
- Other Comments
 - Forestry is in support of protecting trees
- Review

Commissioner Aronoff noted the garage doors don't face the street. Planner Hoffmann concurred.

Chairperson Yablon swore in Neil Fortunato, Owner with Green Building Technologies, who stated the interest is to save the trees in the back. The encroachment is minimal. The current house is 90-years old.

Some ZBA comments are....

- Commissioner Aronoff asked if all the trees are being saved. Mr. Fortunato said the trees in the back of the house would be saved.
- Commissioner Chase asked, and Mr. Fortunato said a rig will push pipes through the soil which will minimize tree risk.
- Chairperson Yablon asked about adding this Condition. Planner Hoffmann said a Tree Protection Plan will be issued. Mr. Fortunato said this is a requirement.

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

- Steve Hunter said their concern is a multi-family home going in. It won't affect his property, so he is in favor.

More ZBA comments are:

- Commissioner Weisberg said the standards have clearly been met. He approves this.
- Commissioner Aronoff said he thinks it's great to save the trees. The hardship is the tree.
- Commissioner Chase said the hardship is the tree.
- Chairperson Yablon concurred.

Commissioner Chase moved to approve the variance as drafted. Commissioner Weisberg seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

2. #VAR-2026-00062

Property: 879 Burton Avenue

Appellant: Irwin Melendez

Zoning District: R6/SLOZ

Address: 879 Burton Avenue, Highland Park, IL 60035

The petitioner and owner, Irwin Melendez, 879 Burton Avenue, 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.

Planner Hoffmann reviewed the proposal:

- Project Background
 - garage additions
 - R6 zoning district
 - built in 1930
 - 3 variation requests
- Site Location
- Plat of Survey
- Property Photos were displayed
 - structure was built without a permit in 2025
- Proposed Work
 - 50% coverage is allowed; 89% is requested
 - the shed is not compliant
- Other Comments
 - public comments were received (in support and opposed)
- Review

Some ZBA comments for Staff are.....

- Commissioner Aronoff asked what happens if it is not approved. Planner Hoffmann said it would have to be demolished and come into conformance.
- Commissioner Weisberg asked about coverage. Planner Hoffmann explained same.
- Commissioner Zaransky asked what the coverage was before this addition. Planner Hoffmann doesn't have this information.
- Commissioner Weisberg said the current garage is 17'. Planner Hoffmann advised the current garage is 17.5' and compliant.
- Commissioner Zaransky asked if the Applicant got notices in August and stopped the work. Planner Hoffmann said yes.

Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. There was no one.

Chairperson Yablon swore in Katarina Karac, Land Use & Zoning Attorney/Birchwood Law, who gave a presentation:

- small overlay zone
- lots vary; this is a small lot
- existing conditions were shown (visible from public right-of-way)
- existing garage is not compliant
- garage height is below 18'
- there was an internal misunderstanding
- site plans were shown
- standards were explained (family has been living there for 20 years, storage is lacking, reasonable return cannot occur, garage presently doesn't comply, variations relate to lot size and width, lot has physical constraints, abuts a railroad track, adjacent neighbors are in favor, hardship is not created by the owner).

Ms. Karac shared the process in which this happened and how to rectify. She stated the owner did not authorize the work. A family member was under the impression a permit was submitted. There isn't adequate storage for 5 inhabitants. The owners have a family-contractor business. They never received a stop-work order in their career. This change will improve the site. The home is not a business location.

Planner Hoffmann noted public comments were distributed.

More ZBA comments are.....

- Chairperson Yablon said this is difficult to understand when it's a contractor's home.
- Commissioner Zaransky asked if a permit was submitted prior to August 25th. Ms. Karac said no.
- Commissioner Weisberg asked if a 17' garage really stands out. Ms. Karac shared it will be the same as the existing garage; will blend in with the house.
- Commissioner Zaransky asked what is upstairs. Petitioner, Irwin Melendez, stated there is extra storage.
- Chairperson Yablon asked:
 - and Ms. Karac said the addition is 13' wide and 27' deep. Items (ladders, bicycles, lawn equipment, etc.) will be enclosed rather than outside. Planner Hoffmann noted the size is 32.6' by 26.2'.
 - about rear-yard coverage. Ms. Karac said original numbers are unknown but may be within 50%; was not compliant before. Planner Hoffmann advised the original garage was non-

conforming. Ms. Karac said the driveway may be non-conforming. She doesn't believe lot coverage was compliant initially. Planner Hoffmann said the addition is 37' over.

- Commissioner Zaransky asked why a second floor was added. Mr. Melendez said it is still planned. This is being handled first.
- Chairperson Yablon asked, and Mr. Melendez stated the opposing neighbors won't answer the door. She said this is complicated. It's a big project on a small property. This is a rough position for this family and the ZBA. Ms. Karac said Mr. Melendez would be willing to remove the existing shed behind the garage as well as the sidewalk to get to it. He noted it was there since the house was purchased.

It was stated any type of work with these constraints couldn't be done. The only place for an addition is in the rear-yard area. This is a small space. Items need to be covered.

- Commissioner Chase said it's concerning it was erected without a permit. It's a large ask to have a large structure on the lot. She appreciates the need for space and the small house. Commissioner Chase is concerned about the allowable rear coverage.
- Commissioner Zaransky said 90% of lot coverage is excessive. The code protects bulk. It's a big ask. It's meaningful that the neighbors are in support. Storm water could spill onto the neighbor. It doesn't fit with the neighborhood. Ms. Karac advised a French drain would be installed. Perhaps this could be reworked to a 70% lot coverage. Mr. Melendez said the garage already covers 54% of coverage.
- Commissioner Weisberg isn't convinced it wouldn't alter the character of the neighborhood. He would like to see a better plan and more information. It is not being held against the owner that this was already built.
- Commissioner Aronoff noted it's a lot of coverage. The garage could be expanded but not to its current size.
- Chairperson Yablon said it's a very large ask; proportionately larger. The standards haven't been met. She could not approve it.
- Commissioner Zaransky asked that the neighbors in favor share their comments with Staff.
- Chairperson Yablon added the standards should be referenced and met.

Commissioner Weisberg moved to continue this matter to the May 7, 2026, ZBA meeting. Commissioner Aronoff seconded the motion.

On a roll call vote

Voting Yea: Chairperson Yablon; Commissioners Aronoff, Chase, Weisberg, & Zaransky

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously. Planner Hoffmann stated the Applicant doesn't have to re-notice the neighbors.

STAFF REPORT

There is no Staff Report.

MISCELLANEOUS

There are no Miscellaneous items.

1 **ADJOURNMENT**

2 Commissioner Chase moved to adjourn the meeting at 9:43 p.m. Commissioner Weisberg seconded the
3 motion.

4
5 On a voice vote

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

7 Voting Nay: None

8
9 Chairperson Yablon declared that the motion passed unanimously.

10
11 Respectfully Submitted,

12
13
14 Gale Cerabona

15 Recorder

16
17 **MINUTES OF FEBRUARY 19, 2026, WERE APPROVED WITHOUT CORRECTIONS.**



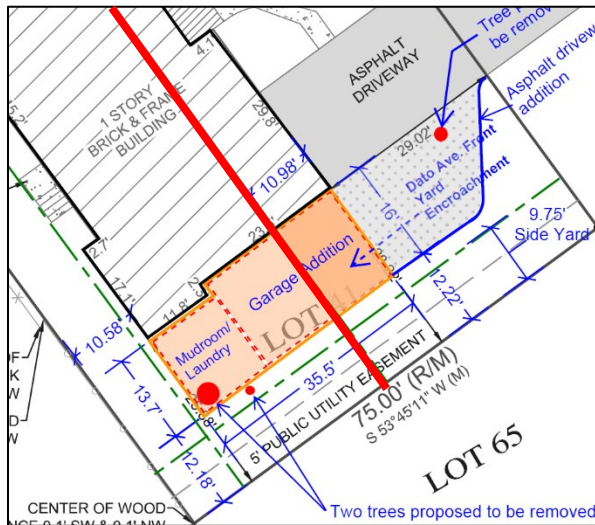
Date: March 19, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & Staff Liaison
 Subject: 3504 Dato Ave Application Summary

APPLICATION SUMMARY:

The petitioner and owner, John Birazzi, (**the “Applicant”**) of 3504 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 Order¹

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



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION

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

FOR INTERNAL USE ONLY

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

PETITIONER & OWNER INFORMATION

Petitioner

Applicant's Name: **John N. Birazzi**

Address (City, State, ZIP): **3504 Dato Ave, Highland Park, IL 60035**

Owner

Property Owner's Name (if the Petitioner is not the legal owner of the property):
John N. Birazzi

Address (City, State, ZIP): **3504 Dato Ave, Highland Park, IL 60035**

Attorney or Representative Counsel

Contact Name:	Phone:
Address (City, State, ZIP):	Email:

Architect/Builder

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 Sworn to before me this <u>2/11/2026</u> day of <u>February</u> , 20 <u>26</u> .	Petitioner (If Other Than Property Owner) Sworn to before me this _____ day of _____, 20____.
 Notary Public - State of Illinois Commission No. 984285 My Commission Expires December 23, 2027 GEORGE ANDREW PACT, Notary	 Notary

PROJECT INFORMATION

Height Calculations (see: "Useful Definitions" sheet)

Maximum Allowable Height per Zoning District (feet): 32	Maximum Height of Proposed Structure (feet): 15
Floor Area Ratio (F.A.R.) Calculations (see: "Useful Definitions" sheet)	
Allowable Floor Area (SF): 3470	Allowable F.A.R. (%): 35.59
Total Existing Floor Area (SF): 1908.32	Existing F.A.R. (%): 19.57
Area of Addition or Garage (SF): 550	Proposed F.A.R. (%): 25
Total Proposed Floor Area (SF): 2452	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): 40	Encroachment into the minimum front yard (feet): 10.98 along Dato
Established Building Setback (feet): 40	Encroachment into the established building (feet): 0 along Hyacinth

Subdivision Setback Encroachment*

Neighbor approval required - Sec. 150.1202(D)

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

Height*

(Requires Compete 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):
☐ 10'
☐ 40'
☐ 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 of 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 or by phone at 847.926.1612.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

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

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

Zoning Board of Appeals | Alexis Yablon, Chairman

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", with a stylized flourish at the end.

John Birazzi

LEGEND

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

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

= CHAIN LINK FENCE

= WOOD FENCE

= METAL FENCE

= VINYL FENCE

= EASEMENT LINE

= SETBACK LINE

= INTERIOR LOT LINE

PLAT OF SURVEY

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

BASIS OF BEARING:

SOUTHWESTERLY LINE OF DATO AVENUE AS FOUND MONUMENTED AND OCCUPIED.

S 36°10'58" E (A)

20'

10'

0

20'

The survey plat shows Lot 41, a triangular-shaped lot, bounded by Hyacinth Place to the northwest, Dato Avenue to the northeast, and a common boundary with Lot 42 to the southwest and Lot 65 to the southeast. The lot contains a 1-story brick and frame building with a wood stoop and a concrete stoop with steps. An asphalt driveway runs from Dato Avenue to the building. A 5' public utility easement is shown along the southeast boundary. The plat includes detailed measurements for all boundaries and interior features, as well as bearings. It also shows the locations of found iron pipes at the corners and the centers of various fences.

Morris Engineering, Inc.

515 Warrenville Road, Lisle, IL 60532

Phone: (630) 271-0770

FAX: (630) 271-0774

WEBSITE: WWW.ECIVIL.COM

BETTER INFRASTRUCTURE

BETTER ENVIRONMENTS

BETTER LIFE!

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

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

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

J. Lee Morrison

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

JAMES LEE MORRISON

2317

PROFESSIONAL LAND SURVEYOR

STATE OF ILLINOIS

LISLE, ILLINOIS

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

Page 17 of 72

LEGEND

A = ASSUMED
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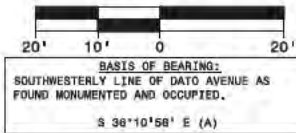
CHAIN LINK FENCE
 WOOD FENCE
 METAL FENCE
 VINYL FENCE
 EASEMENT LINE
 SETBACK LINE
 INTERIOR LOT LINE

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:

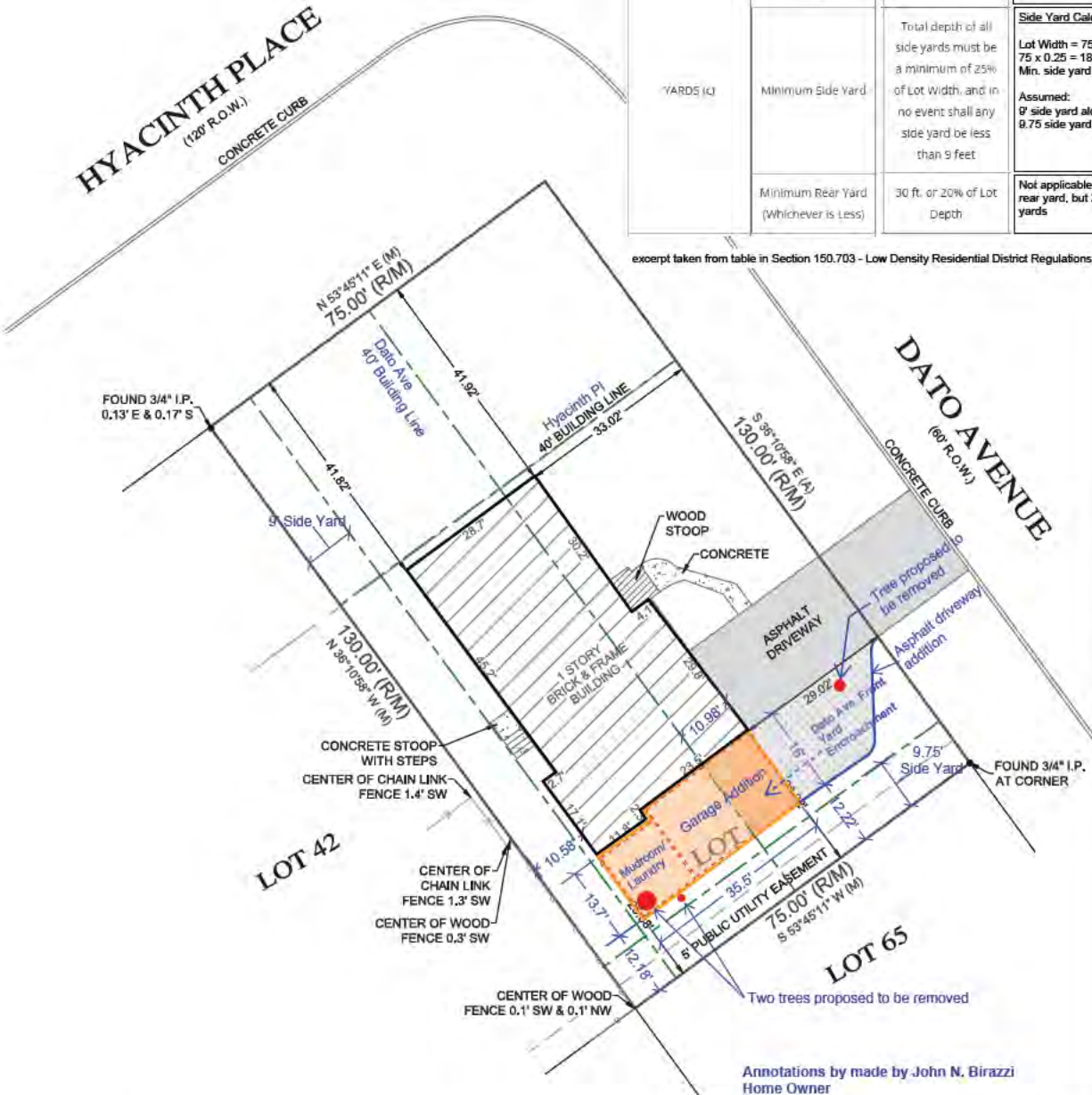
'CONTAINING 9750 SQ. FT. OR 0.22 ACRES MORE OR LESS'



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

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 5 feet	Side Yard Calculation: Lot Width = 75' 75 x 0.25 = 18.75' total side yard Min. side yard allowed 9'
Minimum Rear Yard (Whichever is Less)	30 ft. or 20% of Lot Depth	Assumed: 9' side yard along west side of lot 9.75 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.MECIVIL.COM

STATE OF ILLINOIS, SS
 COUNTY OF DUPAGE, SS
 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. C. 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:
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 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 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. 25-11-0256

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 April 16, 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

(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 April 16, 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 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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CHAIN LINK FENCE
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"



BASIS OF BEARING:
SOUTHWESTERLY LINE OF DATO AVENUE AS
FOUND MONUMENTED AND OCCUPIED.

S 36°10'58" E (A)

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

FOUND 3/4" I.P.
0.13' E & 0.17' S

CONCRETE STOOP
WITH STEPS
CENTER OF CHAIN LINK
FENCE 1.4' SW

LOT 42

CENTER OF CHAIN LINK
FENCE 1.3' SW
CENTER OF WOOD
FENCE 0.3' SW

CENTER OF WOOD
FENCE 0.1' SW & 0.1' NW

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

YARDS (c)	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	Side Yard Calculation: Lot Width = 75' 75 x 0.25 = 18.75' total side yard Min. side yard allowed 9'
	Minimum Rear Yard (Whichever is Less)	30 ft. or 20% of Lot Depth	Assumed: 9' side yard along west side of lot 9.75 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

DATO AVENUE
(60' R.O.W.)
CONCRETE CURB

WOOD STOOP
CONCRETE
ASPHALT DRIVEWAY
Tree proposed to be removed
Dato Ave. Front Yard Encroachment
Asphalt driveway addition

1 STORY BRICK & FRAME BUILDING

Garage Addition

Mudroom/Laundry

Public Utility Easement

Two trees proposed to be removed

Annotations by made by John N. Birazzi
Home Owner

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

NOTE:

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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

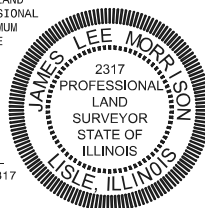


Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

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.

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





Date: April 16, 2026
To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
From: Patrick Hoffmann, Planner II & Staff Liaison
Subject: 353 N Deere Park Dr E Application Summary

APPLICATION SUMMARY:

The petitioner Jeff Tondola on behalf of the owner, Peter Rose, (**the “Applicant”**) of 353 N Deere Park Dr E, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(14) of the Highland Park Zoning Code, variation of provision Section 150.707(B)(1) to encroach into the Subdivision Building Line along Deere Park Dr E for a new fence. The subject property is an interior lot located within the R4 zoning district and Lake Front Density & Character Overlay Zone. According to Lake County Assessor’s Office the home was built in 1947 and remodeled in 2007.

The Applicant seeks relief from Section 150.707(B)(1) by authority of Section 150.1204(A)(14):

- (i) To encroach into the required Subdivision Building Line of 40 feet along N Deere Park Dr E by 40 feet for an 4 feet tall fence;

The applicant is proposing a new fence that will attach to an existing fence along the northern property line. This new proposed section of fence will be 4’ tall, which is compliant with the fence height restrictions within the front yard. However, the property has a Subdivision Setback Line or Subdivision Building Line of 40’, restricting the placement of any structure above 12” in height.

In the event the variation(s) 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 Order¹

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



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION

Property Address: 353 N Deere Park, Highland Park, IL	
Property's Current Zoning:	Property's Current Use: Single family home
Lot/Tract Area (SF):	Minimum Lot Area for Applicable Zoning District (SF):
Legal Description (note if attached): Attached	
Brief Project Description: Install approx. 41 LF of new 4' fence to match existing fence within subdivision setback line along south end of property.	

FOR INTERNAL USE ONLY

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

PETITIONER & OWNER INFORMATION

Petitioner

Applicant's Name:	Jeff Tondola, CNM Development LLC
Address (City, State, ZIP):	83 Ambrogio Dr., Suite G, Gurnee, IL 60031

Owner

Property Owner's Name (if the Petitioner is not the legal owner of the property):	Peter Rose
Address (City, State, ZIP):	353 N Deere Park, Highland Park, IL 60035

Attorney or Representative Counsel

Contact Name:	n/a
Address (City, State, ZIP):	

Architect/Builder

Contact Name:	Jeff Tondola, CNM Development LLC (Builder)
Address (City, State, ZIP):	83 Ambrogio Dr., Suite G, Gurnee, IL 60031

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: Peter Rose Date: 03-9-26

Petitioner (If Other Than Property Owner): [Signature] Date: 3/11/26

Sworn to before me this 11th day of March, 2026.

OFFICIAL SEAL
THERESA M BLOOM
Notary Public, State of Illinois
Commission No. 916117
My Commission Expires September 11, 2028

Notary

Theresa M Bloom

Notary

Theresa M Bloom

OFFICIAL SEAL
THERESA M BLOOM
Notary Public, State of Illinois
Commission No. 916117
My Commission Expires September 11, 2028

**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, April 16, 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-2026-00065

Petitioner: Jeff Tondola

Zoning District: R4

Subject Property: 353 N Deere Park Dr E

Highland Park, Illinois 60035

The petitioner Jeff Tondola on behalf of the owner, Peter Rose, 353 N Deere Park Dr E, Highland Park, IL 60035, request by authority of Section 150.1204(A)(14) of the Highland Park Zoning Code, a variation of provision Section 150.707(B)(1), to encroach into the required 40 feet Subdivision Building Line measured from the frontage along Deere Park Dr E in order to install a fence.

The Subject Property, commonly known as 353 N Deere Park Dr E, is legally described as follows:

LOT 1 IN WALKEN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2004 AS DOCUMENT NUMBER 5548889, IN LAKE COUNTY, ILLINOIS.

PIN: 17-31-302-175-0000

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

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

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

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

Zoning Board of Appeals | Alexis Yablon, Chairman

Letter of Situation and Hardship

353 N Deere Park Dr., Highland Park, Illinois

To: City of Highland Park

Zoning Board of Appeals

This letter explains the situation and requested variation for a 4-foot-tall open iron fence along the south lot line at 353 N Deere Park Dr. The fence is approximately 41 feet in length and more than 50% open. It is intended as a simple, decorative element to provide a clean, finished edge to the side yard.

The purpose of the fence is primarily aesthetic. The owner prefers to have a modest, open fence that defines this side-yard edge and visually ties into the existing improvements on the property. The fence is not proposed for security purposes and is not intended to create a solid barrier.

The city of Highland Park has noted that the proposed fence encroaches into a subdivision setback/building line and a 5-foot ingress/egress easement. The variation requested is only for the location of this short fence within those areas. The fence height complies with the City's maximum allowed height for an outside fence, the design is open, and there are no changes to drainage or grading.

If the fence must be kept entirely outside of the setback and easement area, it would need to be moved significantly inward from the lot line. That would create an unusual strip of land between the fence and the property line, which is awkward to maintain and does not serve any functional purpose. More intensive alternatives, such as dense landscaping or a different type of structure, are not desired by the owner and could have more visual impact than the low, open fence being proposed.

Because the fence is short, low, and open, it will not block views of streets or sidewalks, affect light or air, or interfere with traffic or drainage. It is a small, decorative improvement rather than a tall or solid wall.

For these reasons, I respectfully request approval of the variation to allow the proposed 4-foot open iron fence along the south lot line, as shown on the submitted plat of survey and fence layout.

Respectfully submitted,

Jeff Tondola
CNM Development LLC
83 Ambrogio, Suite G
Gurnee, IL 60031

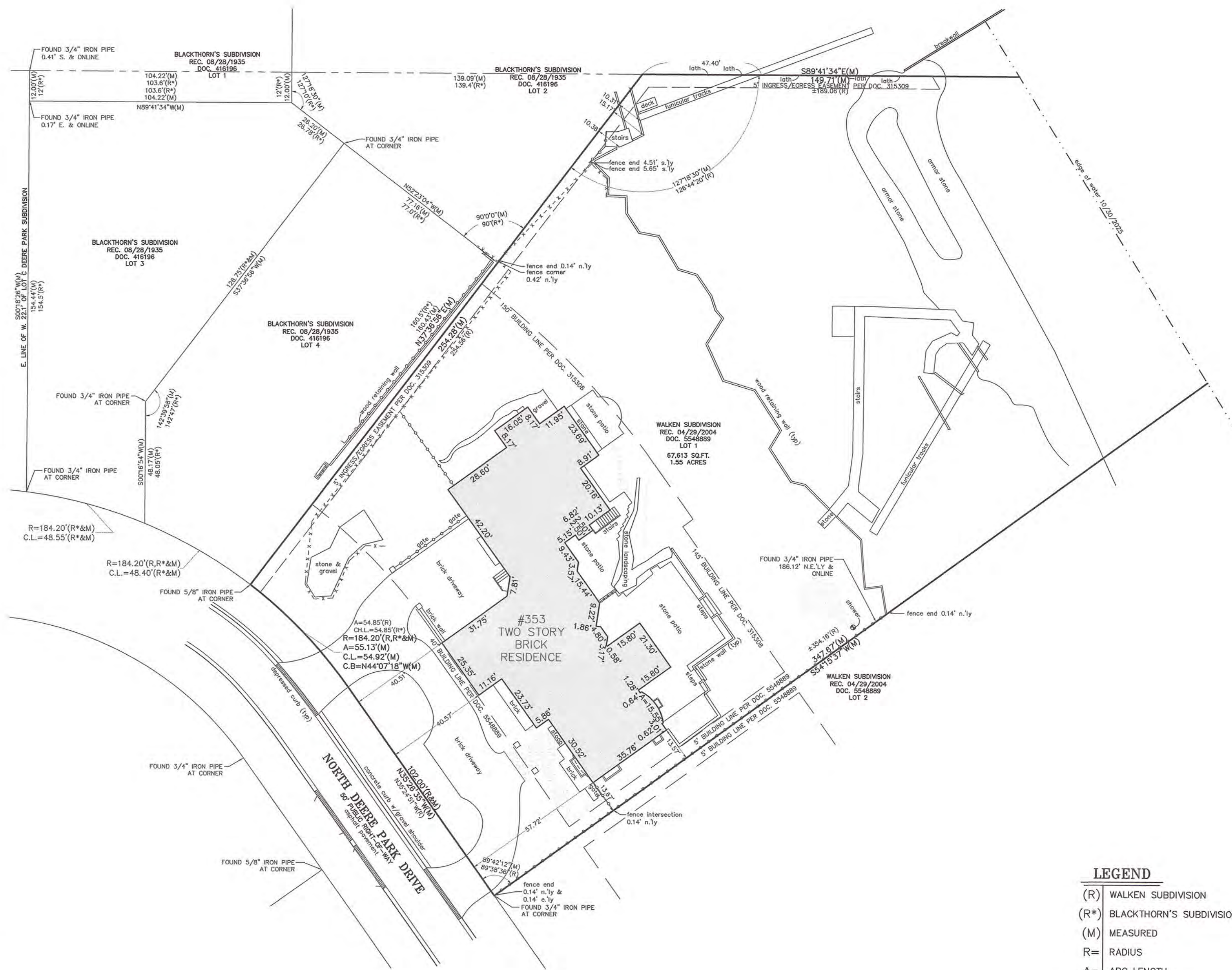


PLAT OF SURVEY

OF
LOT 1 IN WALKEN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
MARCH 29, 2004 AS DOCUMENT NUMBER 5548889, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
WHEELING, IL, DECEMBER 2ND, A.D. 2025.
BY *[Signature]*
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2026



BEARING BASIS: STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST ZONE
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

LEGEND

- (R) WALKEN SUBDIVISION
- (R*) BLACKTHORN'S SUBDIVISION
- (M) MEASURED
- R= RADIUS
- A= ARC LENGTH
- C.B.= CHORD BEARING
- C.L.= CHORD LENGTH
- HAND RAIL
- x-x-x-x-x- FENCE, CHAIN-LINK
- o-o-o-o-o-o- FENCE, WROUGHT-IRON
- - - - - EDGE OF WATER
- SPACED STONE PAVERS

IGCONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUART DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: CHM DEVELOPMENT & THE BEACHCOMBER
FIELD CREW: D.J.
SCALE: 1" = 30'
CHECKED BY: *[Signature]*
FIELD WORK: 10/30/2025 DRAFTED BY: J.H.
FIRM NO. 184-001330

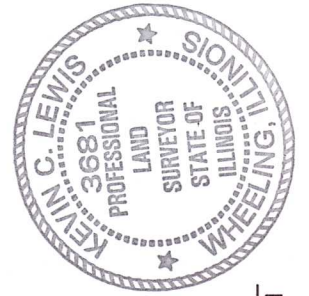
PLAT OF SURVEY
RESIDENCE
353 NORTH DEERE PARK
HIGHLAND PARK, ILLINOIS

PROJECT NUMBER
4084a

COPYRIGHT AS DATED © IG CONSULTING, INC.
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PLAT OF SURVEY

OF
LOT 1 IN WALKEN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
MARCH 29, 2004 AS DOCUMENT NUMBER 5548889, IN LAKE COUNTY, ILLINOIS.



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THIS PROFESSIONAL SERVICE CONFORMS TO THE
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WHEELING, IL, DECEMBER 2ND, A.D. 2025.

BY
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2026



igCONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUART DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: CHM DEVELOPMENT & THE BEACHCOMBER
FIELD CREW: D.J.
FIELD WORK: 10/30/2025 DRAFTED BY: J.H.
SCALE: 1" = 30'
CHECKED BY: KL
FIRM NO. 184-001330

PLAT OF SURVEY
RESIDENCE
353 NORTH DEERE PARK
HIGHLAND PARK, ILLINOIS

PROJECT NUMBER
4084a

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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
PETER ROSE
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00065

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 Jeff Tondola on behalf of the owner, Peter Rose, 353 N Deere Park Dr E, 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 353 N Deere Park Dr E, 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 and Lake Front Density & Character Overlay Zone, as established by "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Ordinance**").
4. The Applicant sought the following variation(s) from of Section 150.707(B)(1) of the City Code (the "**Variation**"), to install a fence within Exhibit B.
 - a. To encroach into the required Subdivision Building Line of 40 feet along N Deere Park Dr E by 40 feet for an 4 feet tall fence;

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 April 16, 2026.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(14) 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 Subdivision Building Line of 40 feet along N Deere Park Dr E by 40 feet for an 4 feet tall fence;

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 Applicant for the property at 353 N Deere Park Dr E, survey completed by IG Consulting, INC. with the date December 2, 2026;

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

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

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

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

Order approved April 16, 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 353 N Deere Park Dr E, is legally described as follows:

LOT 1 IN WALKEN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 43 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2004 AS DOCUMENT NUMBER 5548889, IN LAKE COUNTY, ILLINOIS.

PIN: 17-31-302-175-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT



Date: April 16, 2026
To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
From: Patrick Hoffmann, Planner II & Staff Liaison
Subject: 1726 Park Ave W Application Summary

APPLICATION SUMMARY:

The petitioner and owner, Anam Hargey, (**the “Applicant”**) of 1726 Park Ave W, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(12) of the Highland Park Zoning Code, variation of provision Section 150.712 to exceed the allowable 36 feet of exterior wall openings for vehicular entry. The subject property is an interior lot located within the R3 zoning district. The applicant plans on constructing a new single family home.

The Applicant seeks relief from Section 150.712 by authority of Section 150.1204(A)(12):

- (i) To exceed the allowable 36 feet of exterior wall openings for vehicular entry by 18 feet for a total linear distance of 54 feet;



The applicant is proposing to construct a new single family home that will comply with all of the required setback requirements, however, is requesting relief to exceed the allowed 36 linear feet of garage door openings. The applicant is proposing 54 linear feet of garage door openings with six 9’ garage doors.

In the event the variation(s) 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 Order¹

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



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION

Property Address: 1726 Park Avenue West, Highland Park, IL	
Property's Current Zoning: R3	Property's Current Use: Vacant Land
Lot/Tract Area (SF): 37,945	Minimum Lot Area for Applicable Zoning District (SF):
Legal Description (note if attached): See property deed attached	
Brief Project Description: New construction of single family home	

FOR INTERNAL USE ONLY

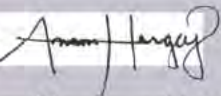
Case #:
Date Received:
Hearing Date:
Fee Paid:
Third Party Deposit:

PETITIONER & OWNER INFORMATION

Petitioner	
Applicant's Name: Anam Hargey	Phone: [REDACTED]
Address (City, State, ZIP): 416 Huber Ln, Glenview, IL 60025	Email: [REDACTED]
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property): As above	Phone:
Address (City, State, ZIP):	Email:
Attorney or Representative Counsel	
Contact Name: N/A	Phone:
Address (City, State, ZIP):	Email:
Architect/Builder	
Contact Name: Wes Khan	Phone: [REDACTED]
Address (City, State, ZIP): 4100 W Belmont Ave, Chicago, IL 60641	Email: [REDACTED]

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.

Anam Hargey  03/11/2026
Property Owner Date

Sworn to before me this 11 day of March, 2026.



Notary

Petitioner (If Other Than Property Owner) Date

Sworn to before me this ____ day of ____, 20__.

Notary

PROJECT INFORMATION

Height Calculations (see: "Useful Definitions" sheet)

Maximum Allowable Height per Zoning District (feet): 35'-0"	Maximum Height of Proposed Structure (feet): 33'-6"
Floor Area Ratio (F.A.R.) Calculations (see: "Useful Definitions" sheet)	
Allowable Floor Area (SF): 9,568	Allowable F.A.R. (%): 25.2
Total Existing Floor Area (SF): N/A	Existing F.A.R. (%): N/A
Area of Addition or Garage (SF): N/A	Proposed F.A.R. (%): N/A
Total Proposed Floor Area (SF): 9,058	F.A.R. = Floor Area / Lot Size 23.9

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

Subdivision Setback Encroachment*

Neighbor approval required - Sec. 150.1202(D)

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

Height*

(Requires Compere Referral)

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

Side Yard Encroachment

Lot width (feet):

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

Steep Slope Encroachment*

Requires review by the Sustainability Advisory Group and additional submission materials

Applicable Steep Slope Setback (check):

- ☐ 10'
- ☐ 40'
- ☐ 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:

**Section 150.712 –
Garage Door Openings**

**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, April 16, 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-2026-00066

Petitioner: Anam Hargey

Zoning District: R3

Subject Property: 1726 Park Ave W

Highland Park, Illinois 60035

The petitioner and owner, Anam Hargey, 1726 Park Ave W, Highland Park, IL 60035, request by authority of Section 150.1204(A)(12) of the Highland Park Zoning Code, a variation of provision Section 150.712, to exceed the allowable 36 feet of exterior wall openings for vehicular entry.

The Subject Property, commonly known as 1726 Park Ave W, is legally described as follows:

THE WEST ½ OF LOT 20 IN J.S. HOVLANDS HIGHLAND PARK ACRES SUBDIVISION IN SECTION 21, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1923, AS DOCUMENT 223019, IN BOOK "L" OF PLATS, PAGE 67, IN LAKE COUNTY ILLINOIS.

PIN: 16-21-402-024-0000

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

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

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

Zoning Board of Appeals | Alexis Yablon, Chairman

04/09/2026

City of Highland Park
Zoning Board of Appeals
1707 St. Johns Avenue
Highland Park, IL 60035

Re: Variance Request – Section 150.712 Garage Door Openings

Property Address: 1726 Park Ave West, Highland Park, IL 60035

Dear Members of the Zoning Board of Appeals,

We respectfully submit this request for a variance from Section 150.712 of the Highland Park Zoning Code, which limits exterior wall openings for vehicular entry or exit to thirty six (36) lineal feet on any given lot within a single family district.

The proposed residence at the above referenced property consists of six (6) garage doors, each spanning nine (9) feet wide, for a total of fifty four (54) lineal feet wide. Accordingly, we are requesting a variance to permit an additional eighteen (18) lineal feet beyond the ordinance limitation.

It should be noted that the garage doors are not street facing. The proposed design places all garage doors facing an interior courtyard, fully internalized within the architecture of the home. As a result, the garage openings are largely shielded from public view and will not dominate the street facing facade. From the street, the home will present a traditional residential elevation with architectural features, windows, and landscaping rather than a garage oriented frontage.

The requested variance satisfies the applicable standards for relief for the following reasons:

Unique circumstances of the property

The proposed design utilizes a courtyard oriented layout that allows the garage doors to face inward toward a private motor court rather than toward the street. This configuration minimizes visual impact. From the street, neighbors will not be able to see the garage doors. This preserves the residential character of the streetscape while still allowing practical vehicle access. Strict application of the ordinance would limit a design that otherwise integrates well within the site and neighborhood.

No self created hardship

The intent of the project is simply to construct a single family residence with adequate enclosed vehicle storage. The garage space is designed exclusively for private residential use and is not associated with any commercial activity. Our household already has three drivers with three cars and three more car owners within the next few years. We are also hoping to have our in-laws live with us within the next ten years, and additional car parking would be needed. Incorporating sufficient garage capacity now avoids the need for future expansions or additional paved areas on the property.

No substantial detriment to neighboring properties or the public welfare

The garage doors will serve private residential use only and will be visually screened from the public realm by the configuration of the building itself. The proposal does not increase density, traffic generation, or commercial activity and maintains the scale and character of a single family home.

Practical difficulty and reasonable use of the property

There is limited street parking available in this area, making adequate off street parking particularly important. Providing sufficient enclosed garage space ensures vehicles can be stored on site rather than occupying public street parking.

For these reasons, the requested variance represents a reasonable modification that allows the property to be improved while maintaining harmony with the spirit and intent of the zoning code, whilst preserving the essential character of the neighborhood.

We respectfully request that the Zoning Board of Appeals approve the variance to allow up to sixty (60) lineal feet of exterior wall openings for vehicular entry and exit at the subject property.

Thank you for your time and consideration. We appreciate the Board's review of this request and would be pleased to provide any additional information or drawings that may assist in the evaluation of the application.

Sincerely,

Anam Hargey

Owner

1726 Park Ave West, Highland Park, IL

[REDACTED]

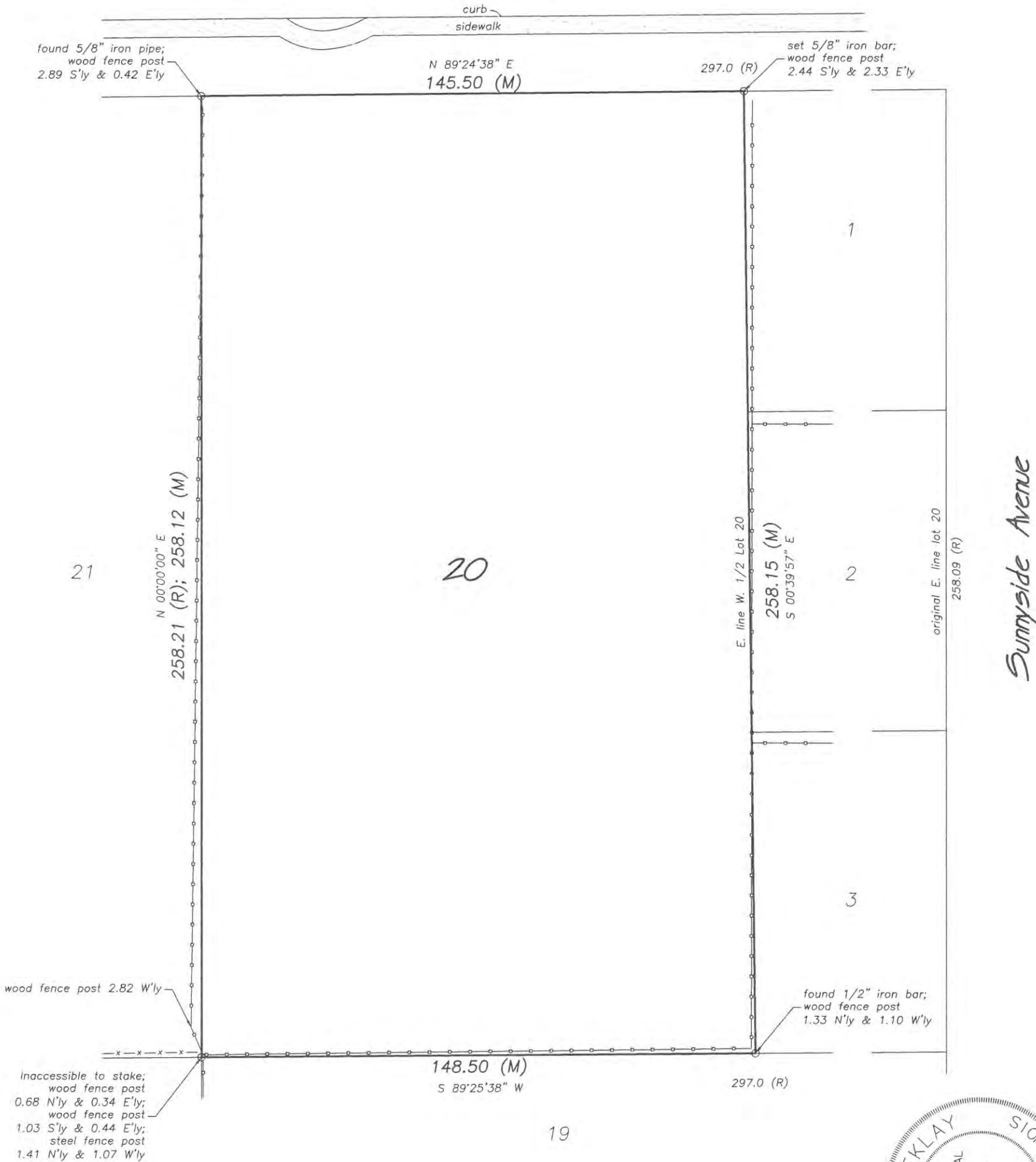
[REDACTED]

PEKLAY SURVEYING CO., LTD.
PLAT OF SURVEY

163 N. GREENLEAF ST.
SUITE 1
GURNEE, IL. 60031-3344

THE WEST 1/2 OF LOT 20 IN J.S. HOVLANDS HIGHLAND PARK ACRES SUBDIVISION IN SECTION 21, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED APRIL 24, 1923, AS DOCUMENT 223019, IN BOOK "L" OF PLATS, PAGE 67, IN LAKE COUNTY,
ILLINOIS.

Park Avenue West



Legend

(R)= Record
(M)= Measure
—○— = Wood Fence
—x—x— = Chain Link Fence
Basis of Bearings = Assumed
Area = 37,945 sq.ft. (0.87 acres) (M)

NOTE: Only those Building Line
Restrictions or Easements shown
on a Recorded Subdivision Plat
are shown hereon unless the des-
criptions ordered to be surveyed
contains a proper description of
the required building lines or
easements.

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



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS OF PRACTICE APPLICABLE
TO BOUNDARY SURVEYS.

GURNEE, IL 7/19 A.D. 20 25
PEKLAY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2981

BY *Edward Peklay*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
2549. MY LICENSE EXPIRES 11/30/2026

NORTH
ALL DISTANCES IN FEET AND DECIMAL
PARTS THEREOF. NO DIMENSIONS TO
BE ASSUMED BY SCALING.
DATE OF FIELD WORK: 7/17/25
SCALE: One inch = 30 feet
FILE NO. 25-207
ORDERED BY: Jack C. Mardoian, Ltd.

PROPERTY ADDRESS: 1726 Park
Avenue West, Highland Park, Il.

P:\E_C\Users\A21\Documents\Autodesk\My Projects\2025\9-4 Hargey Residence\Sheets\A2.1.dwg
PRINTED: 04/07/2025 1:54pm

North (Front) Elevation of house.
Note: Garage doors are not visible
directly from the street

PROJECT DATUM
0'-0" ON PLAN
CORRELATES
T/F 653.75' CCD

OWNER'S P & USE OF DOCUMENTS:

- INSTRUMENTS OF SERVICE - THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS (OR ANY PART THEREOF) FURNISHED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE AND SHALL NOT BECOME THE PROPERTY OF CLIENT WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE MADE IS COMMENCED, IN PROGRESS OR COMPLETED. SUCH DOCUMENTS ARE CREATED FOR SOLE USE BY THE ARCHITECT AND BUILDER. IN COMPLETING THE PROJECT AND THE INFORMATION THEREIN MAY NOT BE SUFFICIENT FOR USE BY OTHERS.
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PROJECT LOCATION:
Hargey Family Residence
1726 PARK AVENUE WEST
HIGHLAND PARK, ILLINOIS 60035

PROFESSIONAL ARCHITECT SEAL:
Advanced Architectural Design, Ltd
410 North Maple Street
Mt Prospect, IL 60056



SIGNED: WAYNE L. ZEDIKER, ARCHITECT
January 14, 2026
STATE OF ILLINOIS SEAL
001-014710
ILLINOIS REGISTRATION NO.
EXPIRES 11/30/2026
Professional Design Firm Architect Corp.
Advanced Architectural Design Limited
184.002123
EXPIRES 04/30/2027

CITY OF HIGHLAND PARK STATEMENT COMPLIANCE:
I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF THE HIGHLAND PARK BUILDING CODES.

MARK	DATE	DESCRIPTION
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1	09-15-2025	Review #1

PROJECT NO: 20250904

DRAWN BY: WAYNE L. ZEDIKER

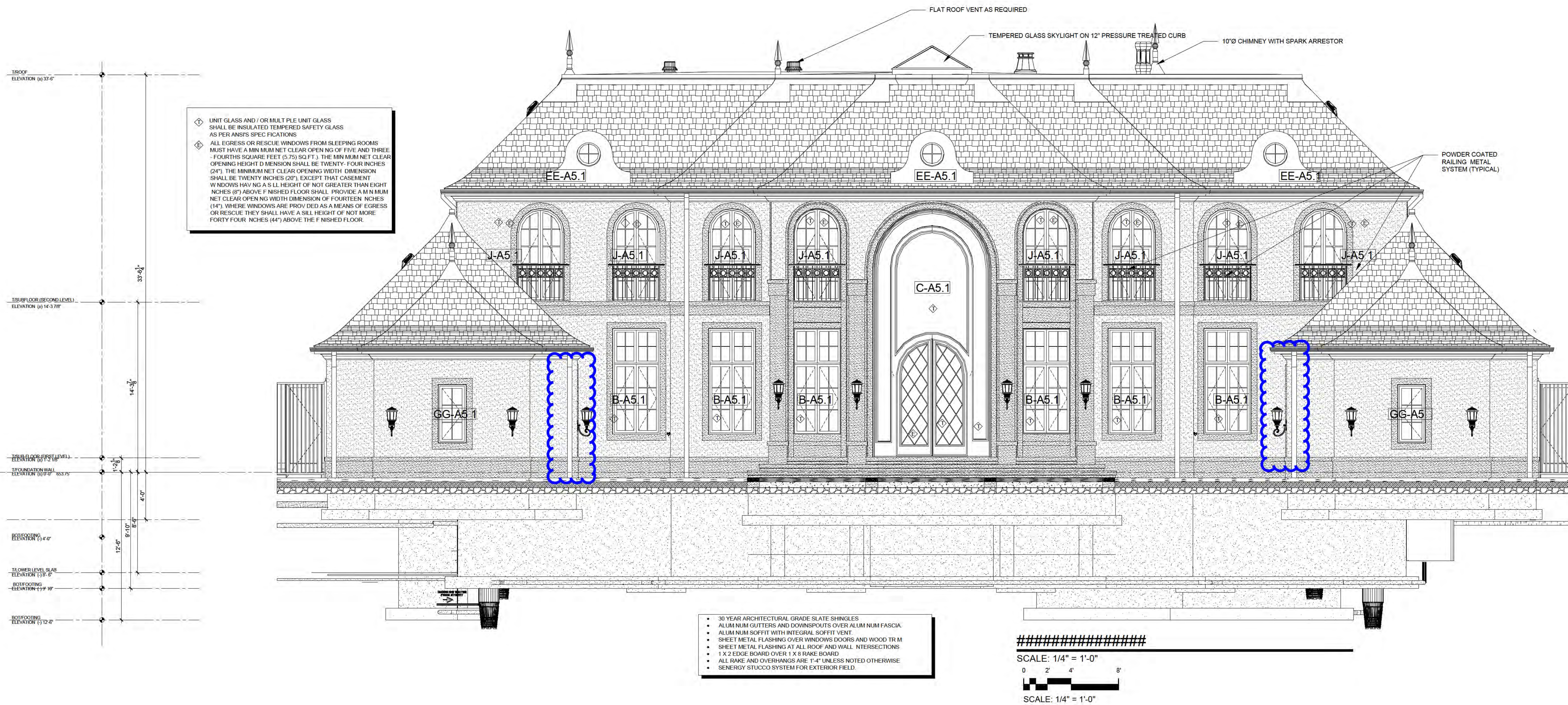
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SHEET TITLE

NORTH ELEVATION

A2.1

SHEET NO. OF NO. 42



UNIT GLASS AND / OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS AS PER ANSI SPECIFICATIONS
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF FIVE AND THREE-FOURTHS SQUARE FEET (5.75 SQ.FT.). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE TWENTY-FOUR INCHES (24"). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE TWENTY INCHES (20"), EXCEPT THAT CASEMENT WINDOWS MAY HAVE A SLIGHT HEIGHT OF NOT GREATER THAN EIGHT INCHES (8") ABOVE FINISHED FLOOR SHALL PROVIDE A MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF FOURTEEN INCHES (14"). WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN FORTY-FOUR INCHES (44") ABOVE THE FINISHED FLOOR.

- 30 YEAR ARCHITECTURAL GRADE SLATE SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- ALUMINUM SCOFFS WITH INTEGRAL SCOFF VENT
- SHEET METAL FLASHING OVER WINDOWS DOORS AND WOOD TRIM
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS
- 1 X 2 EDGE BOARD OVER 1 X 6 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-4" UNLESS NOTED OTHERWISE
- SENDRY STUCCO SYSTEM FOR EXTERIOR FELD.

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

East / West Elevation of garage doors,
as seen when standing in interior
courtyard (within residence property)

PROJECT DATUM
0'-0" ON PLAN
CORRELATES
T/F 653.75' CCD

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410 North Maple Street
Mt Prospect, IL 60056



SIGNED: *Wayne L. Zediker*
 WAYNE L. ZEDIKER ARCHITECT
January 14, 2026
 STATE OF ILLINOIS SEAL
 001-014710
 ILLINOIS REGISTRATION NO:
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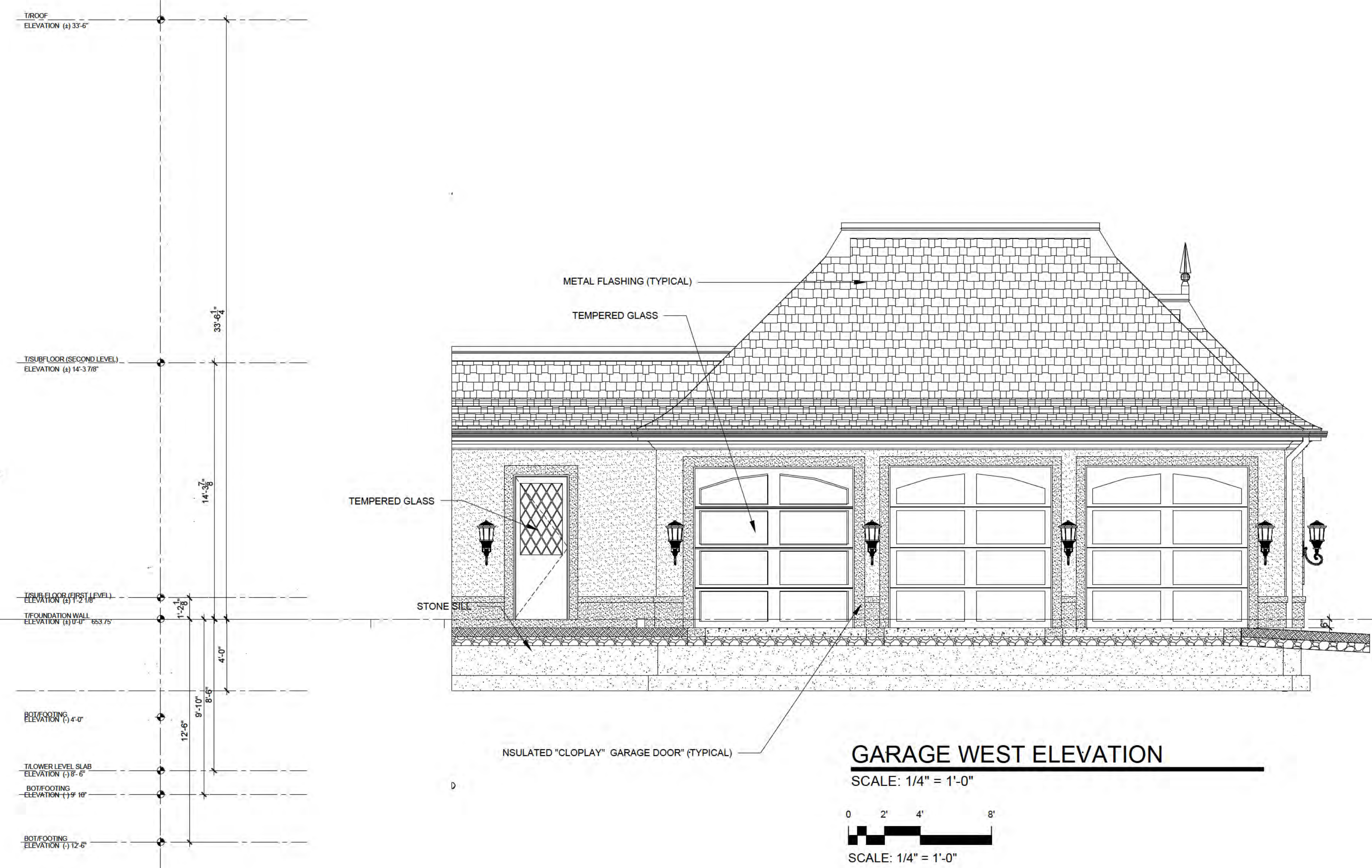
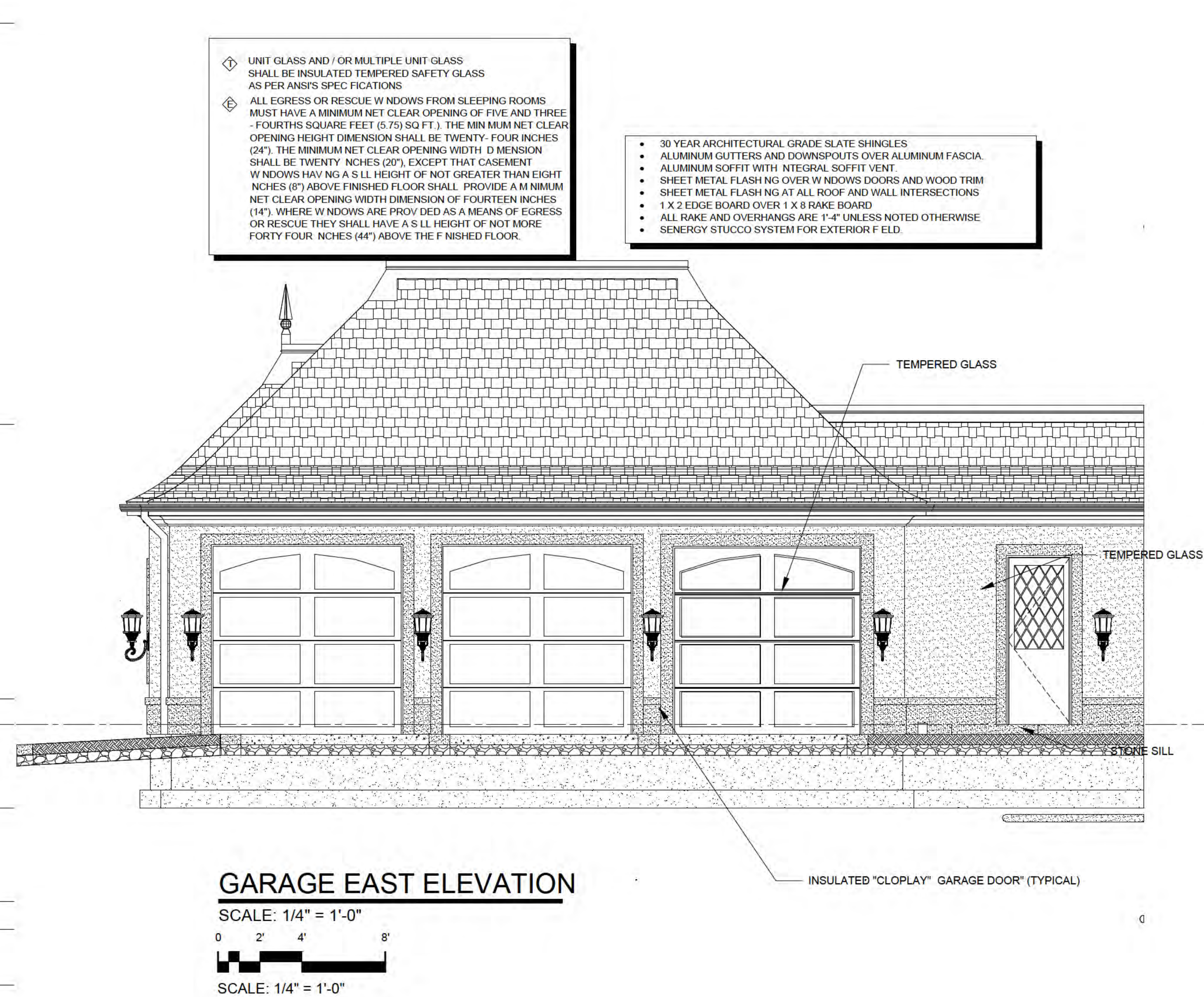
PROJECT NO: 20250904

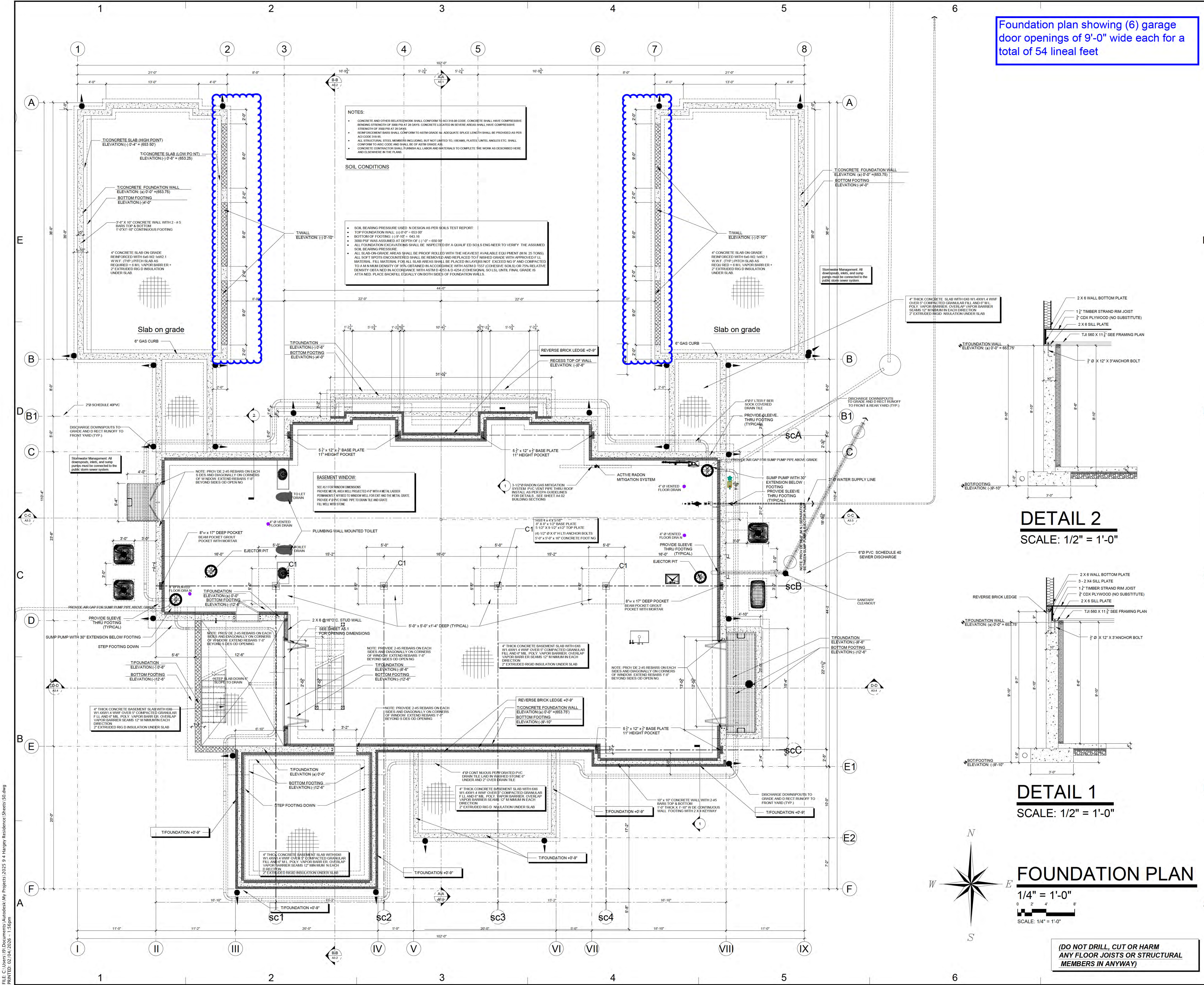
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WEST AND EAST GARAGE ELEVATIONS

A2.5

SHEET	NO.	OF NO.	42
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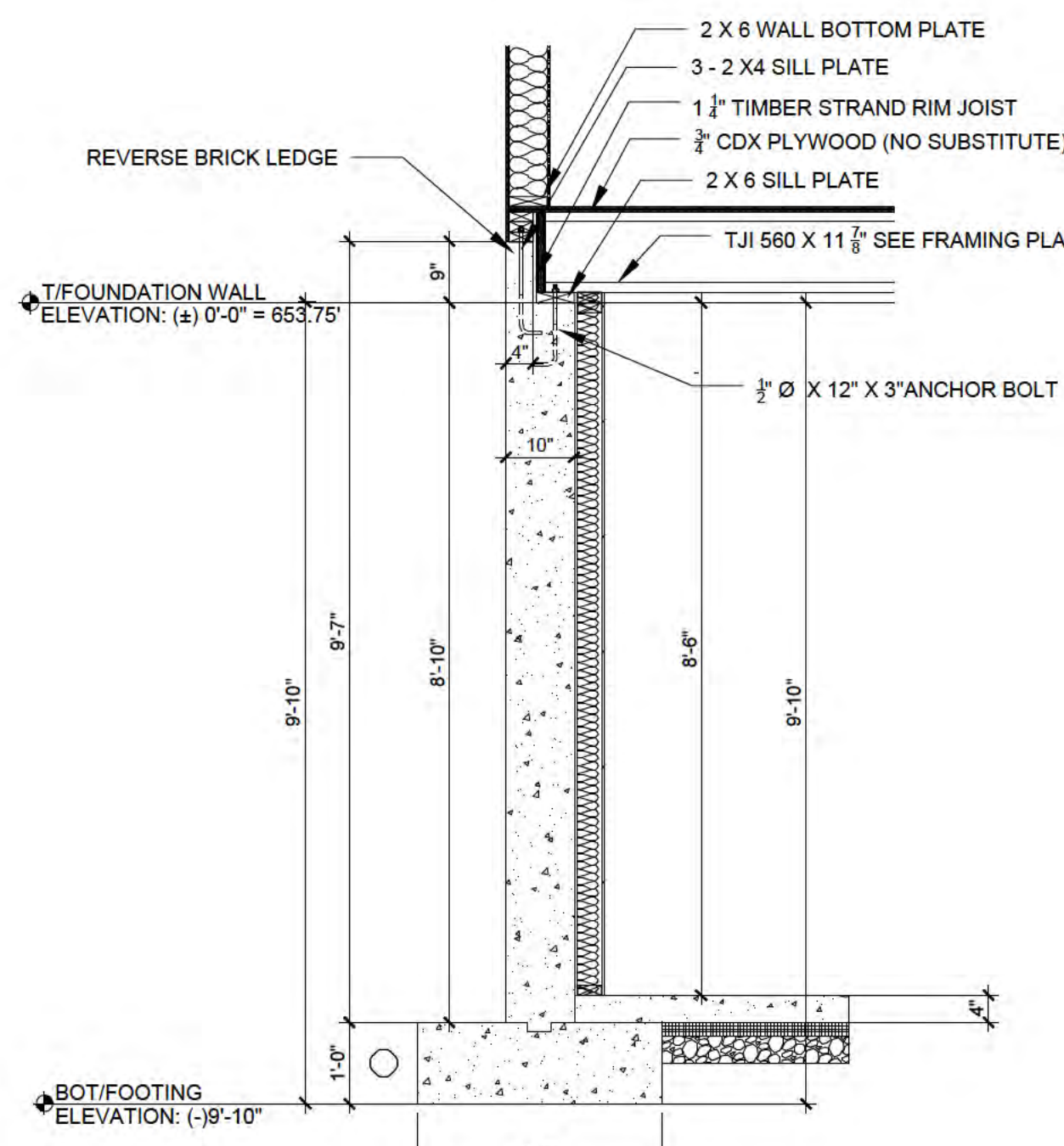


Foundation plan showing (6) garage door openings of 9'-0" wide each for a total of 54 lineal feet

PROJECT DATUM
0'-0" ON PLAN
CORRELATES
T/F 653.75' CCD

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DETAIL 2
SCALE: 1/2" = 1'-0"



DETAIL 1
SCALE: 1/2" = 1'-0"

FOUNDATION PLAN

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

(DO NOT DRILL, CUT OR HARM ANY FLOOR JOISTS OR STRUCTURAL MEMBERS IN ANYWAY)

PROJECT LOCATION:
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HIGHLAND PARK, ILLINOIS 60035

PROFESSIONAL ARCHITECT SEAL:
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410 North Maple Street
Mt Prospect, IL 60056

SIGNED: **Wayne L. Zediker**
January 17, 2026
STATE OF ILLINOIS SEAL
001-014710
ILLINOIS REGISTRATION NO.
EXPIRES 11/30/2028
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184.002123
EXPIRES 04/30/2027

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FOUNDATION LEVEL
PLAN

S0
SHEET NO. OF NO. 42



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
ANAM HARGEY
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00066

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 Anam Hargey of 1726 Park Ave W, 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 1726 Park Ave W, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (**“Property”**).
2. The Property is currently unimproved.
3. The Property is located within the R3 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 150.712 of the City Code (the **“Variation”**), to construct an addition as depicted on the Plans within Exhibit B.
 - a. To exceed the allowable 36 feet of exterior wall openings for vehicular entry by 18 feet for a total linear distance of 54 feet;
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 April 16, 2026.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(12) 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 exceed the allowable 36 feet of exterior wall openings for vehicular entry by 18 feet for a total linear distance of 54 feet;

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 and elevations for 1726 Park Ave W by Advanced Architectural Design, Ltd, pages G1, A2.1, A2.5, and S0, last dated 3-5-2026;

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

D. This Order shall be valid for a period not to exceed 12 months from the date hereof, unless, within such period and in accordance with this Order, the Applicant commences either (i) erection or alteration of a building or structure, pursuant to a valid building permit for construction on the Property, or

(ii) the use contemplated by this Order. In the event that the Applicant obtain a building permit in furtherance of the Variation granted pursuant to this Order, the Applicant shall prosecute all work authorized by the building permit to completion without unnecessary delay.

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

Order approved April 16, 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 1726 Park Ave W, is legally described as follows:

THE WEST ½ OF LOT 20 IN J.S. HOVLANDS HIGHLAND PARK ACRES SUBDIVISION IN SECTION 21, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1923, AS DOCUMENT 223019, IN BOOK "L" OF PLATS, PAGE 67, IN LAKE COUNTY ILLINOIS.

PIN: 16-21-402-024-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT

FILE: C:\Users\j\Documents\Autodesk\My Projects\2025\9-4 Hargey Residence\Sheets\A2.1.dwg
PRINTED: 04/07/2025 1:54pm

North (Front) Elevation of house.
Note: Garage doors are not visible
directly from the street

PROJECT DATUM
0'-0" ON PLAN
CORRELATES
T/F 653.75' CCD

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SIGNED: *Wayne L. Zediker*
Wayne L. Zediker, ARCHITECT
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PROJECT NO.: 20250904

DRAWN BY: WAYNE L. ZEDIKER

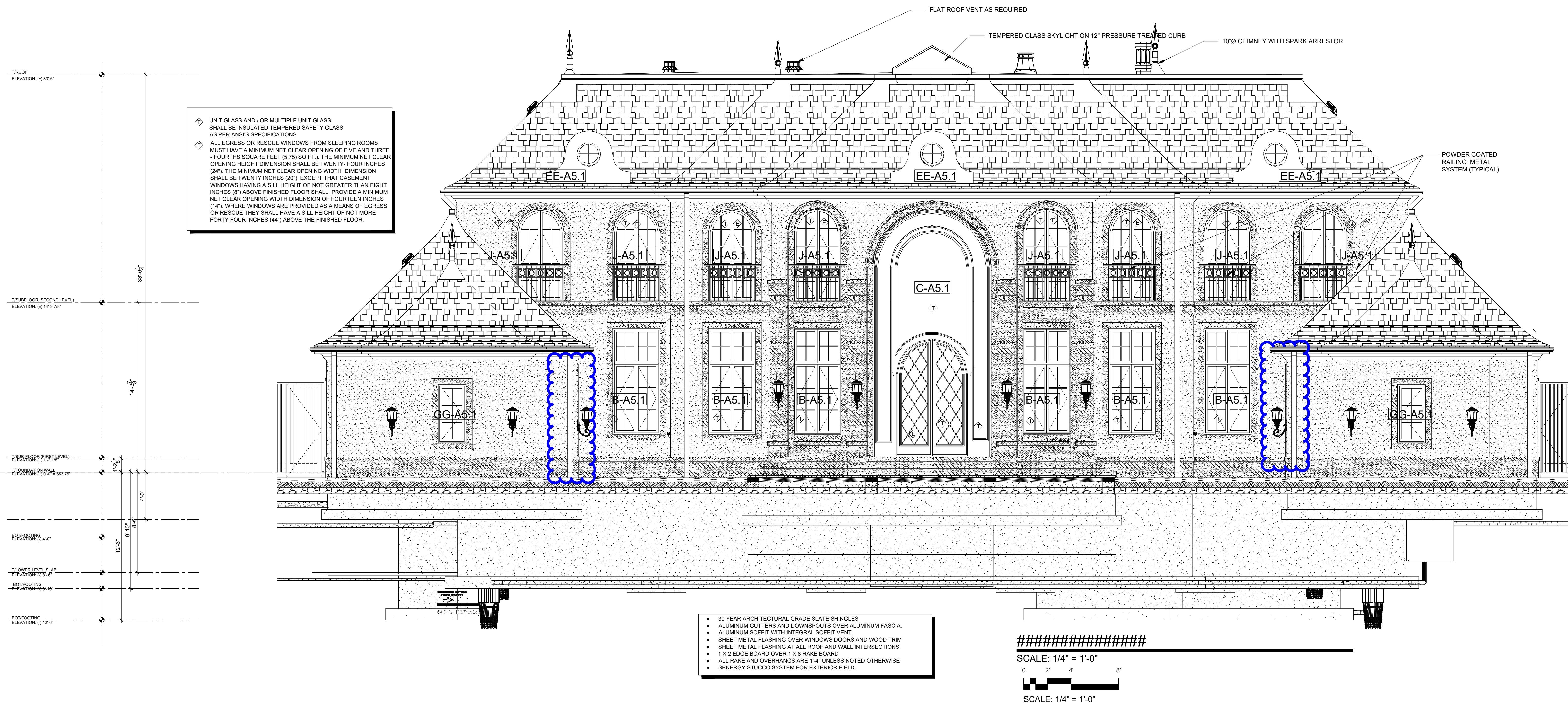
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NORTH ELEVATION

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SHEET NO. OF NO. 42

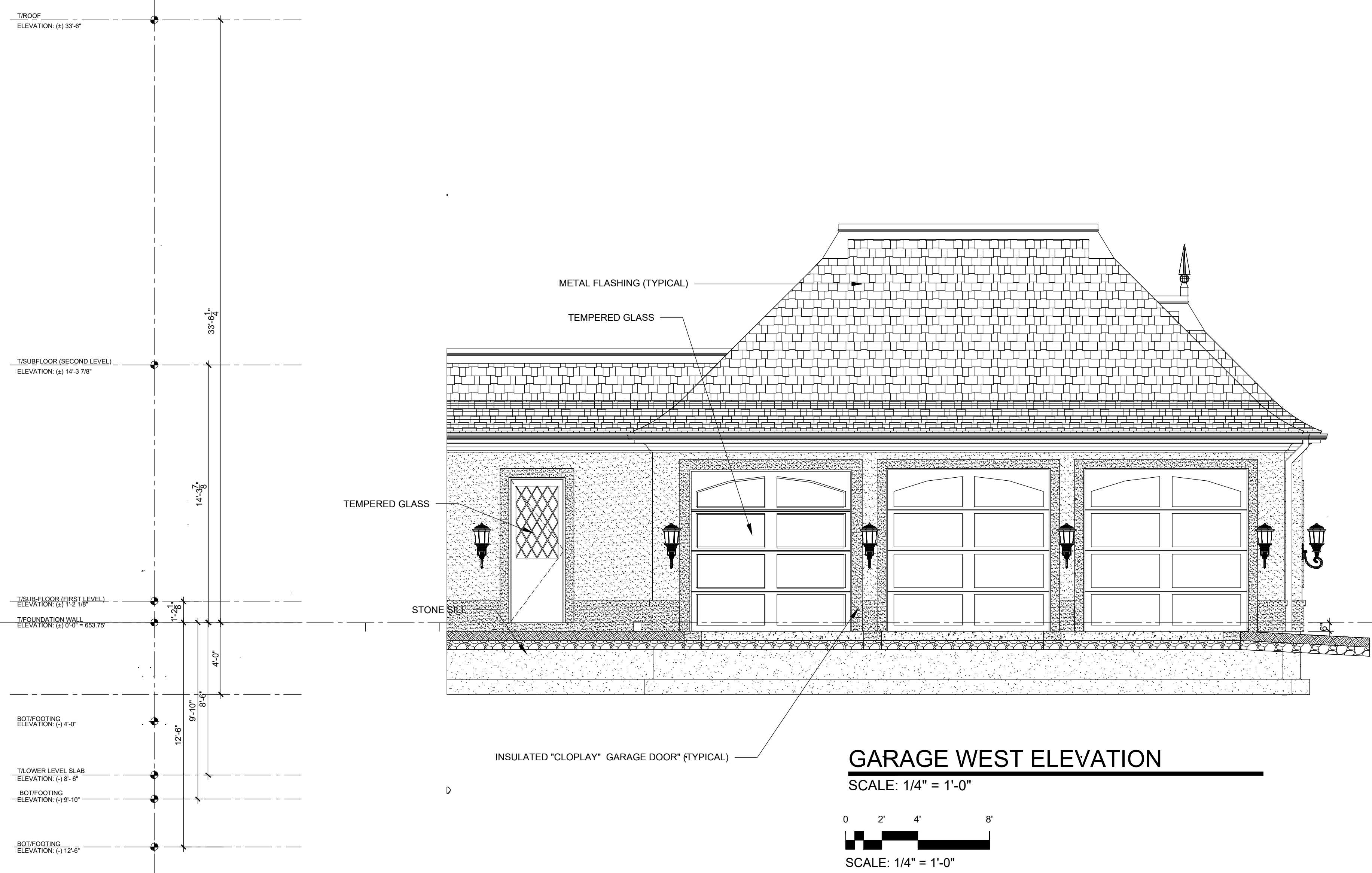
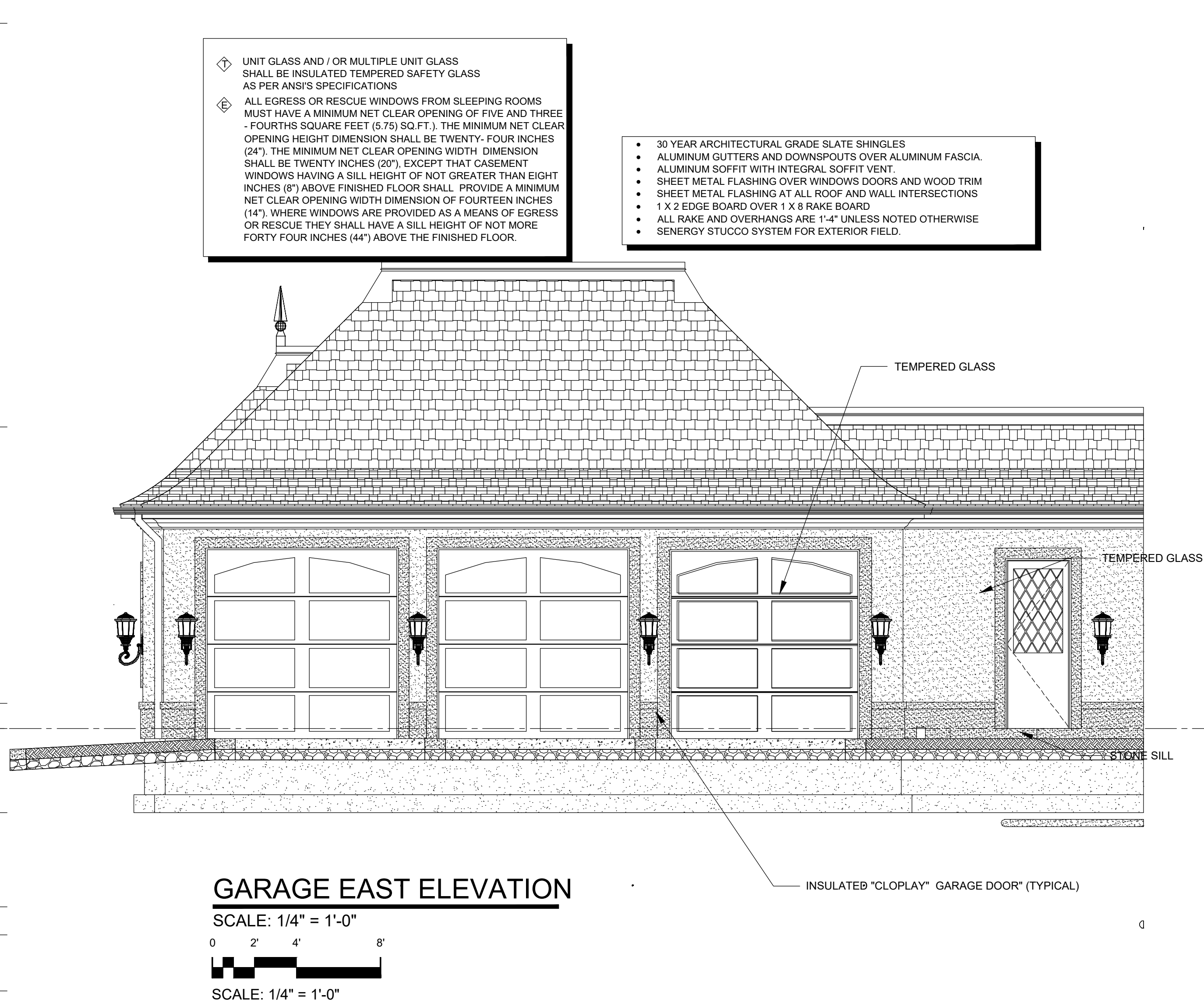


FILE: C:\Users\j\Documents\Autodesk\My Projects\2025\9.4 Hargy Residence\Sheets\A2.5.dwg
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East / West Elevation of garage doors,
as seen when standing in interior
courtyard (within residence property)

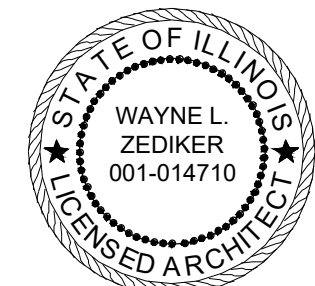
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T/F 653.75' CCD

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- INSTRUMENTS OF SERVICE - THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS (OR ANY PART THEREOF) FURNISHED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE AND SHALL NOT BECOME THE PROPERTY OF CLIENT WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE MADE IS COMMENCED, IN PROGRESS OR COMPLETED. SUCH DOCUMENTS ARE CREATED FOR SOLE USE BY THE ARCHITECT AND BUILDER. IN COMPLETING THE PROJECT AND THE INFORMATION THEREIN MAY NOT BE SUFFICIENT FOR USE BY OTHERS.
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 - WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



PROJECT LOCATION:
Hargy Family Residence
1726 PARK AVENUE WEST
HIGHLAND PARK, ILLINOIS 60035

PROFESSIONAL ARCHITECT SEAL:
Advanced Architectural Design, Ltd.
410 North Maple Street
Mt Prospect, IL 60056

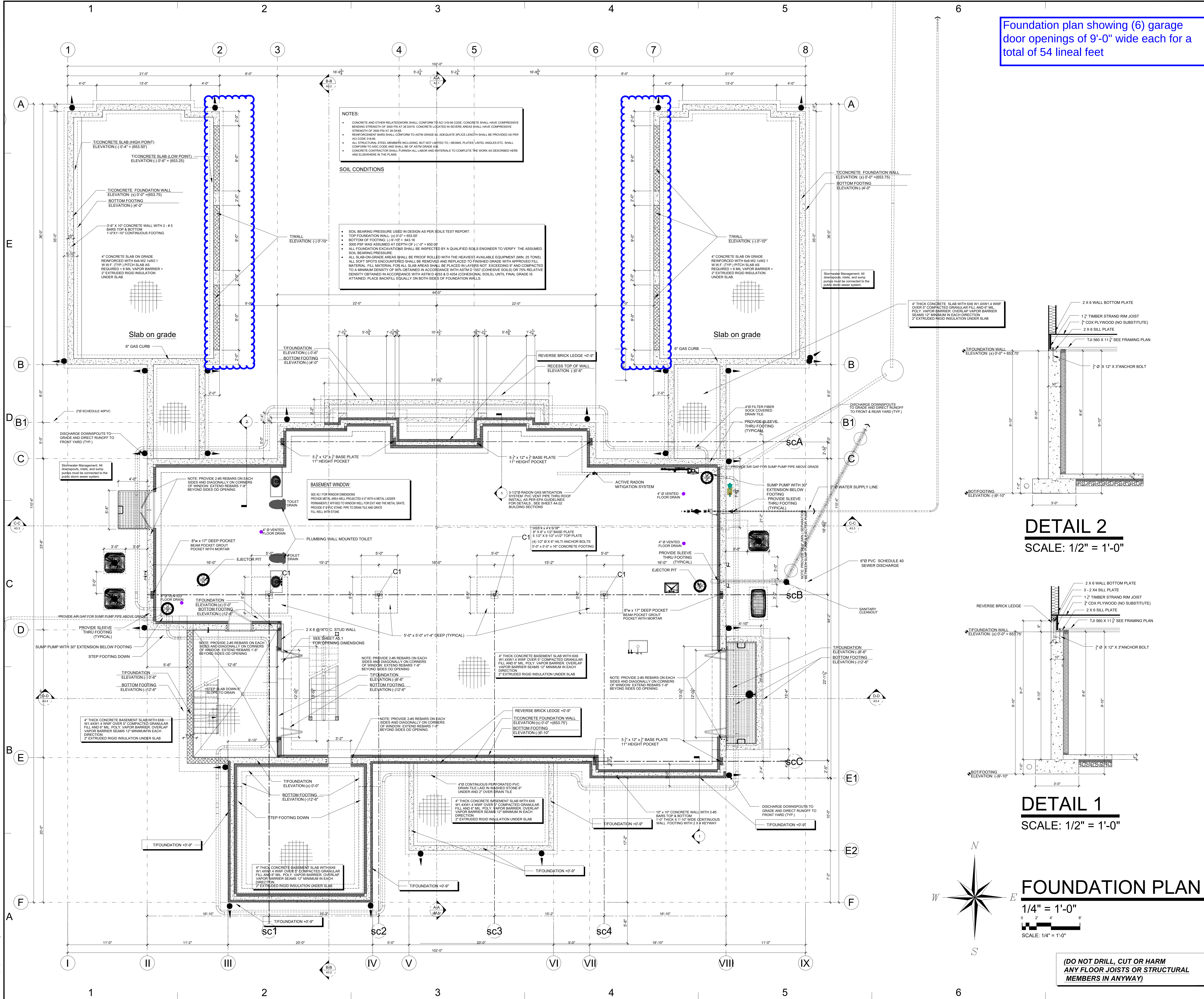


SIGNED: WAYNE L. ZEDIKER, ARCHITECT
January 14, 2026
STATE OF ILLINOIS SEAL
001-014710
ILLINOIS REGISTRATION NO.
EXPIRES 11/30/2025
Professional Design Firm Architect Corp.
Advanced Architectural Design Limited
184.002123
EXPIRES 04/30/2027

CITY OF HIGHLAND PARK STATEMENT COMPLIANCE:
I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF THE HIGHLAND PARK BUILDING CODES.

MARK	DATE	DESCRIPTION
17	2-4-2026	Permit Set
16	1-26-2026	Revised Electrical Plans
15	1-16-2026	Revised Entrance Foyer
14	1-22-2026	Revised Entrance Foyer, Bedroom 2&3
13	1-14-2026	Permit Set
12	1-12-2026	Review #10 Permit Review
11	12-8-2025	Review #9 Permit Review
10	11-7-2025	Review #8 Design Development
9	10-16-2025	Zoning Review
8	10-10-2025	Price Final
7	10-9-2025	Review #7 Final Design Development
6	10-8-2025	Review #6
5	10-2-2025	Review #5
4	09-29-2025	Review #4
3	09-24-2025	Review #3
2	09-22-2025	Review #2
1	09-15-2025	Review #1

PROJECT NO.: 20250904
DRAWN BY: WAYNE L. ZEDIKER
COPYRIGHT:
ADVANCED ARCHITECTURAL DESIGN, LTD.
SHEET TITLE:
WEST AND EAST
GARAGE ELEVATIONS
A2.5
SHEET NO. OF NO. 42



Foundation plan showing (6) garage door openings of 9'-0" wide each for a total of 54 lineal feet

DETAIL 2
SCALE: 1/2" = 1'-0"

DETAIL 1
SCALE: 1/2" = 1'-0"

FOUNDATION PLAN

1/4" = 1'-0"
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

(DO NOT DRILL, CUT OR HARM ANY FLOOR JOISTS OR STRUCTURAL MEMBERS IN ANYWAY)

PROJECT DATUM
0'-0" ON PLAN
CORRELATES
T/F 653.75' CCD

OWNERSHIP & USE OF DOCUMENTS:

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HIGHLAND PARK, ILLINOIS 60035

PROFESSIONAL ARCHITECT SEAL:
Advanced Architectural Design, Ltd.
410 North Maple Street
Mt Prospect, IL 60056



SIGNED: **Wayne L. Zediker** ARCHITECT
January 14, 2026
STATE OF ILLINOIS SEAL
001-014710
ILLINOIS REGISTRATION NO.:
EXPIRES 11/03/2026
Professional Design Firm Architect Corp.
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2	09-22-2025	Review #2
1	09-15-2025	Review #1

PROJECT NO.: 20250904
DRAWN BY: WAYNE L. ZEDIKER
COPYRIGHT:
ADVANCED ARCHITECTURAL DESIGN, LTD.
SHEET TITLE
FOUNDATION LEVEL PLAN
S0
SHEET NO. OF NO. 42



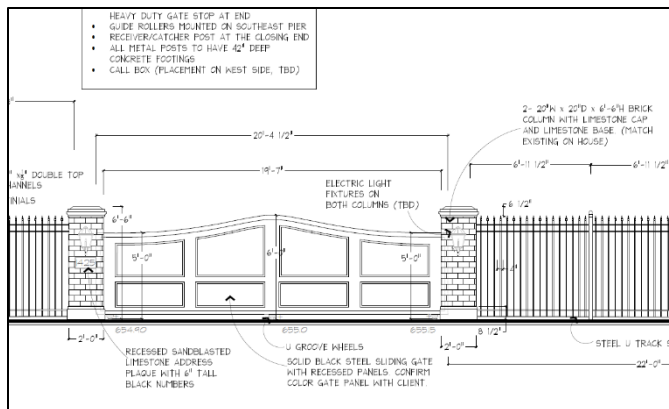
Date: April 16, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & Staff Liaison
 Subject: 1425 Waverly Rd Application Summary

APPLICATION SUMMARY:

The petitioner Calvin Bernstein on behalf of the owner, Cari B. Sacks, as Trustee of the Cari B. Sacks Revocable Trust, (**the “Applicant”**) of 1425 Waverly Rd, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 173.030 of the Highland Park Zoning Code, variation of provision Section 173.010(C) to to exceed the maximum allowable four feet fence height requirement with the required front yard. The subject property is an interior lot located within the R4 zoning district and Lake Front Density & Character Overlay Zone. According to Lake County Accessory’s Office the home was built in 1930 and remodeled in 1999.

The Applicant seeks relief from Section 173.010(C) by authority of Section 173.030(A)(1):

- (i) To exceed the allowable fence height of 4 feet within the front yard by 2 feet for a 6 feet tall fence/gate and by 2.5 feet for 6.5 feet tall column;



The applicant is proposing to construct a new fence and gate across their driveway that will exceed the maximum fence height requirement of 4’. The proposed fence will span approximately 70’ parallel to Waverly Rd.

In the event the variation(s) is approved, the Applicant is required to get a building permit before construction. This is a request for Chapter 173 zoning variation and requires the ZBA to use the standards in Section 173.030(C).

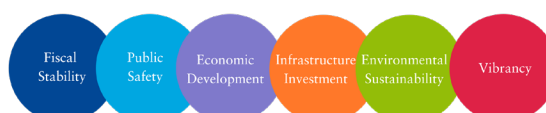
NEIGHBOR & CITY COMMENTS:

- No additional comments

ATTACHMENTS:

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

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



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: 1425 Waverly Road	
Property's Current Zoning: R-4 LFOZ	Property's Current Use: Single Family Home
Lot/Tract Area (SF): 128,414	Minimum Lot Area for Applicable Zoning District (SF): 20,000 sq. ft.
Legal Description (note if attached): See attached	
Brief Project Description: construct a 6' fence/gate	

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

PETITIONER & OWNER INFORMATION

Petitioner

Applicant's Name: **Calvin Bernstein, attorney**

Address (City, State, ZIP): **484 Central Avenue, Suite 202, Highland Park, IL 60035**

Owner

Property Owner's Name (if the Petitioner is not the legal owner of the property):

Cari B. Sacks, as Trustee of the Cari B. Sacks Revocable Trust

Address (City, State, ZIP): **1425 Waverly Road, Highland Park, IL 60035**

Attorney or Representative Counsel

Contact Name: **Calvin Bernstein**

Address (City, State, ZIP): **484 Central Avenue, Suite 202, Highland Park, IL 60035**

Architect/Builder

Contact Name: **Scott Byron**

Address (City, State, ZIP): **20088 Skokie Hwy, Lake Bluff, IL 60044**

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 **3-12-2020**
Sworn to before me this **12** day of **March**, 20**26**

Petitioner (If Other Than Property Owner) _____ Date _____
Sworn to before me this _____ day of **March**, 20**26**

Notary

Updated 03.20.2024



PROJECT INFORMATION

Height Calculations (see: "Useful Definitions" sheet)

Maximum Allowable Height per Zoning District (feet):	Maximum Height of Proposed Structure (feet):
Floor Area Ratio (F.A.R.) Calculations (see: "Useful Definitions" sheet)	
Allowable Floor Area (SF):	Allowable F.A.R. (%):
Total Existing Floor Area (SF):	Existing F.A.R. (%):
Area of Addition or Garage (SF):	Proposed F.A.R. (%):
Total Proposed Floor Area (SF):	F.A.R. = Floor Area / Lot Size

REQUESTED VARIANCES

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

Front Yard Encroachment

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

Front Yard Encroachment 1

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

Front Yard Encroachment 2 (Corner lot)

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

Subdivision Setback Encroachment*

Neighbor approval required - Sec. 150.1202(D)

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

Height*

(Requires Compere Referral)

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

Side Yard Encroachment

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

Steep Slope Encroachment*

Requires review by the Sustainability Advisory Group and additional submission materials

Applicable Steep Slope Setback (check):
☐ 10'
☐ 40'
☐ Special Steep Slope
Encroachment into Steep Slope Setback (feet):

Fence

Maximum permitted fence height (feet):
4'
Proposed fence height (feet):
6'
Fence will exceed permitted fence height by (feet/%):
2' or 20%

Lot Coverage

Applicable for Multi-Family Zoning Districts

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

Rear Yard Coverage

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

F.A.R

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

--

Other

Please specify:

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

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, April 16, 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-2026-00067

Petitioner: Calvin Bernstein
Zoning District: R4
Subject Property: 1425 Waverly Rd
Highland Park, Illinois 60035

The petitioner Calvin Bernstein on behalf of the owner, Cari B. Sacks, as Trustee of the Cari B. Sacks Revocable Trust, 1425 Waverly Rd, Highland Park, IL 60035, request by authority of Section 173.030, of the Highland Park Code, variations of provisions of Section 173.010(C), to exceed the maximum allowable four feet fence height requirement with the required front yard.

The Subject Property, commonly known as 1425 Waverly Rd, is legally described as follows:

LOT 1 IN THE SACKS RESUBDIVISION OF LOTS 1 AND 2 IN OWNER'S SUBDIVISION OF LOTS 1 AND 3 IN LOEBS' RESUBDIVISION OF LOT 2 IN WOODCLIFFE, A SUBDIVISION OF PART OF LOTS 9 AND 10 IN BLOCK 68 IN HIGHLAND PARK IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12 EACH OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOTS 9 AND 10 LYING NORTHEASTERLY OF AND ADJOINING LOT 2 IN WOODCLIFFE, ACCORDING TO THE PLAT OF OWNERS SUBDIVISION RECORDED FEBRUARY 18, 1963 AS DOCUMENT 1177180, IN BOOK 38 OF PLATS, PAGE 74, IN LAKE COUNTY, ILLINOIS.

PIN: 16-25-102-040-0000

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

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

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

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

Zoning Board of Appeals | Alexis Yablon, Chairman

CITY OF HIGHLAND PARK
ZBA Application
Letter of Situation and Hardship
March 12, 2026

RE: 1425 Waverly in Highland Park
TO: Zoning Board of Appeals

1425 Waverly Road is a large, secluded property located at the end of the street and adjacent to a ravine and Millard Park and Beach.

It has been recommended to the owner that a six (6') foot fence and gate be installed on this property and not in the right of way. Locating the gate at this location will allow for a safe turn around if someone accesses the driveway by accident. Although heavily landscaped with more to be added, the area where the fence and gate have been recommended is in the front yard thereby limiting the fence and gate height to four (4) feet. The gate has been designed to match the property's historic house. The applicant seeks a variance under Section 173.030 of the Code to install a 6-foot fence and gate rather than four (4) feet.

Applying the standards set forth in Section 170.030(c) of the Code, the Zoning Board of Appeals should be able to make the following findings of fact based upon the evidence submitted herein and at the hearing:

1. ***The requested variation will contribute to the favorable environment of the City and is suitable and compatible with (a) the character of neighboring buildings and structures existing or under construction, and (b) the character of the neighborhood and zoning district.*** A four (4) foot gate and fence can be built as a matter right. However, such a fence and gate will not adequately screen and provide the necessary security as advised. The additional fence height will help promote safety and provide protection for the residences by creating additional screening. The area in question is remote and will only be visible to the neighbor to the west and their invitees. The relief sought is suitable and compatible with the remote character of the area, the neighboring structures, and the neighborhood.
2. ***The requested variation will not be detrimental to the harmonious and orderly growth of the City.*** The neighborhood is fully developed with many large and important homes. The proposed two-foot variance will not have an adverse effect on the harmonious and orderly growth of the City. This request is based upon a unique set of facts that will most likely not be duplicated anywhere else on the City.
3. ***The requested variation will not cause a substantial depreciation in the property values or taxable values in the neighborhood.*** This is lakefront property and the requested variation to have a slightly higher fence/gate will not cause a depreciation in the property values or taxable values on the neighborhood.

Thank you for considering our request.

SITE

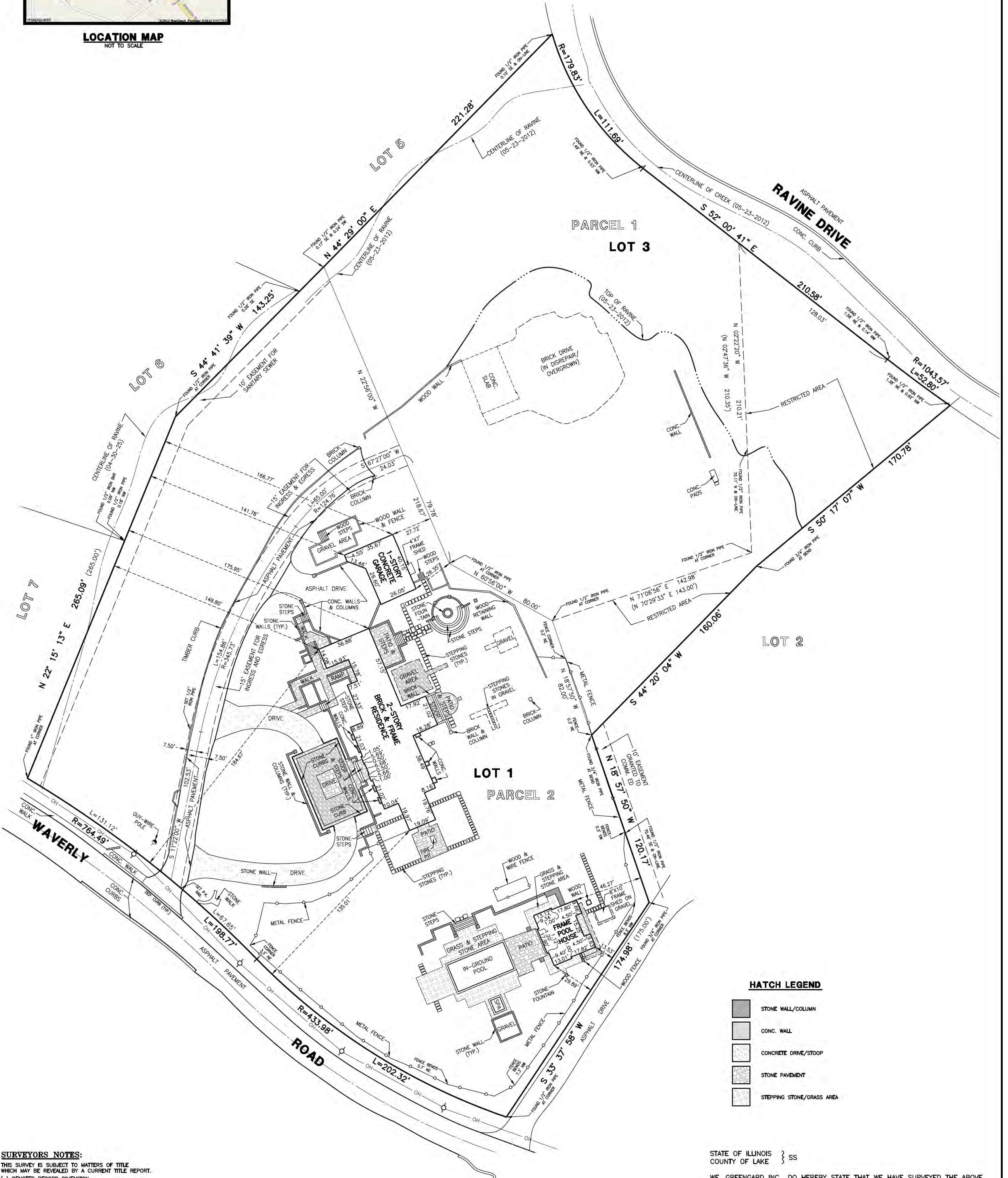
PLAT OF SURVEY



LOCATION MAP
NOT TO SCALE

PARCEL 1:
LOT 3 IN HAHN-HOLLAND-SCHILLER SUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1996 AS DOCUMENT NUMBER 3858602, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS OVER SUB-PLAT 1 AS SHOWN ON THE PLAT OF LOEB'S RESUBDIVISION RECORDED JANUARY 29, 1958 AS DOCUMENT NUMBER 979665 (NOW OWNER'S SUBDIVISION) AND AS SHOWN ON THE PLAT OF HAHN-HOLLAND-SCHILLER SUBDIVISION, AS CREATED BY INSTRUMENT DATED DECEMBER 30, 1941 AND RECORDED JANUARY 30, 1942 AS DOCUMENT NUMBER 507670, IN LAKE COUNTY, ILLINOIS.



SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT—SCOTT L. CANAL 2011 FAMILY TRUST
5. ORIGINAL FIELD WORK COMPLETED—06-08-12

GENERAL NOTES:

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

AREA
PARCEL 1 — 95,663 Sq. Ft. OR 2.20 ACRES (MORE OR LESS)
PARCEL 2 — 128,116 Sq. Ft. OR 2.94 ACRES (MORE OR LESS)
TOTAL LOT AREA — 223,779 Sq. Ft. OR 5.14 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

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

DATED THIS 28TH DAY OF MAY, A.D., 2025



GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-26.

SM	04-30-25	UPDATE SURVEY
JS	09-21-22	UPDATE SURVEY
DRAWN BY:	DATE:	REVISIONS

DESIGNED BY:	DATE:
AN	05-25-12
CHECKED BY:	DATE:
JRS	06-15-12
APPROVED BY:	DATE:



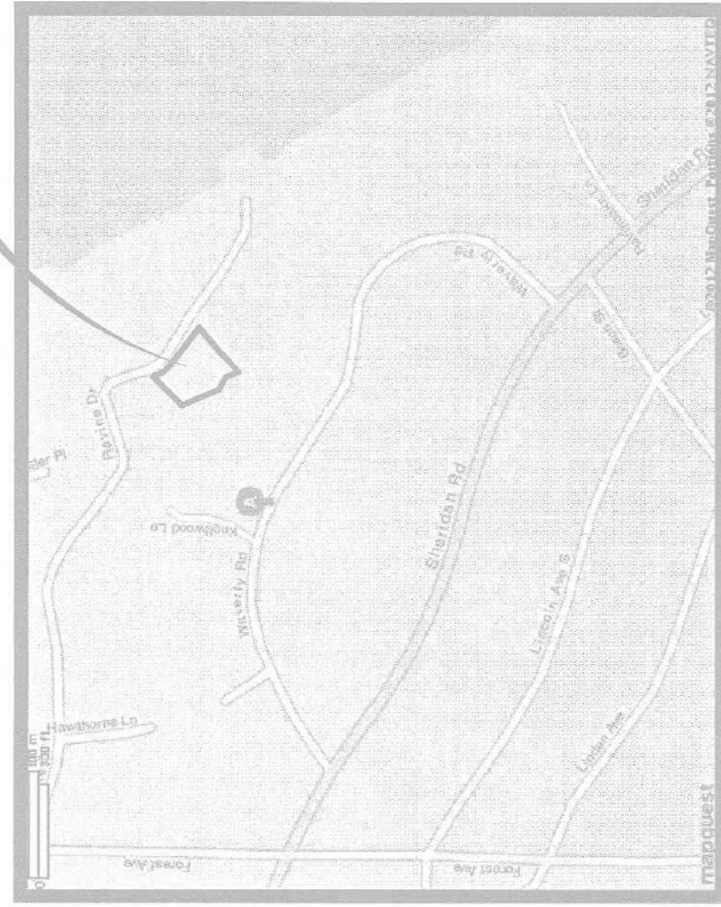
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=30'
DRAWING NO.:	58103
SHEET	1 OF 1

1417 WAVERLY ROAD — HIGHLAND PARK, ILLINOIS
PLAT OF SURVEY

PLAT OF SURVEY

SITE



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HATCH LEGEND

[Hatch Pattern]	STONE WALL/COLUMN
[Hatch Pattern]	CONC. WALL
[Hatch Pattern]	CONCRETE DRIVE/STOOP
[Hatch Pattern]	STONE PAVEMENT
[Hatch Pattern]	STEPPING STONE/GRASS AREA

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 - ORIGINAL FIELD WORK COMPLETED - 06-08-12
- GENERAL NOTES:**
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COUNTY OF LAKE }

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PROFESSIONAL LAND SURVEYOR NO. 3316
ILLINOIS
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LINCOLNSHIRE, ILLINOIS 60069

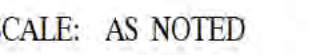
AREA

PARCEL 1 - 95,663 Sq. Ft. OR 2.20 ACRES (MORE OR LESS)

PARCEL 2 - 128,116 Sq. Ft. OR 2.94 ACRES (MORE OR LESS)

TOTAL LOT AREA - 223,779 Sq. Ft. OR 5.14 ACRES (MORE OR LESS)

SM	04-30-25	UPDATE SURVEY	DATE	REVISIONS
JS	09-21-22	UPDATE SURVEY	DATE	
DOWN BY:				
RESPOND BY:	AN	05-25-12	DATE	
CHECKED BY:	JRS	06-15-12	DATE	
APPROVED BY:				
GREENGARD, INC.	Engineers, Planners	111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615	PHONE: 847-434-3983	FAX: 847-434-0857
ILLINOIS PROFESSIONAL LAND SURVEYOR	3316	58103	1	1
1417 WAVERLY ROAD - HIGHLAND PARK, ILLINOIS	1"	30'	58103	1
PLAT OF SURVEY				



SACKS RESIDENCE
1425 WAVERLY ROAD
HIGHLAND PARK, ILLINOIS

REVISIONS		
DATE	INIT	DESCRIPTION
[XX.XX.XX]	-	-



**Landscape Architecture
Contracting and Maintenance**
30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

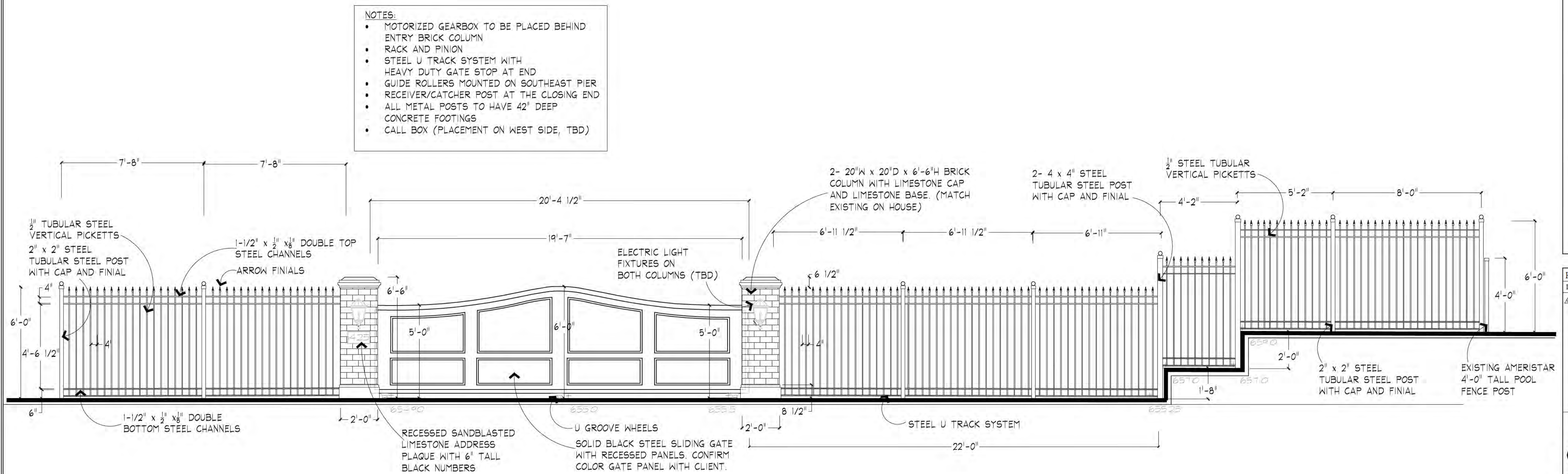
DATE	02.23.26
DESIGN	GET
DRAFTED	GET
SALESPERSON	SLB
CLIENT	SACKS, M.

SHEET TITLE

DETAILS

SHEET NUMBER
L-07.1

JOB NUMBER
97-250

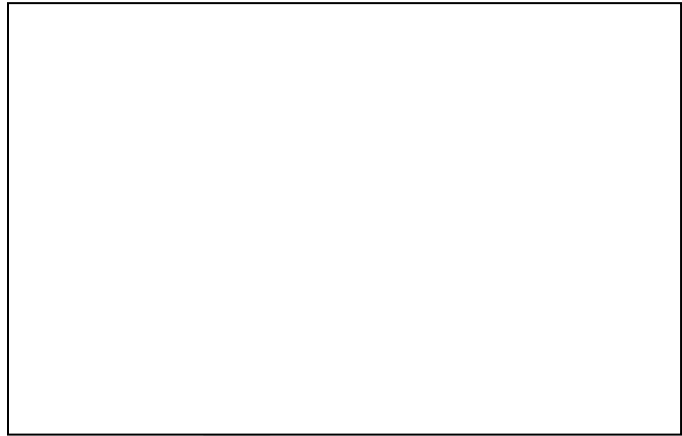


1 ENTRY SOLID STEEL SLIDING GATE AND STEEL FENCE DETAIL
SCALE: 3/8" = 1'-0"

Scott Byron & Co.
march 10, 2026

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
CARI B. SACKS
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00067

VARIANCE APPROVAL ORDER

This order ("**Order**") concerns the petitioner Calvin Bernstein on behalf of the owner, Cari B. Sacks, as Trustee of the Cari B. Sacks Revocable Trust, 1425 Waverly Rd, Highland Park, Illinois 60035 (the "**Applicant**") for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park ("**Board**"), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 1425 Waverly Road, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order ("**Property**").
2. The Property is currently improved as a single-family home.
3. The Property is located within the R4 Zoning District and Lake Front Density & Character Overlay Zone of the City, as established by "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Ordinance**").
4. The Applicants sought the following variation from Section 173.010(C) of the City Code ("**Variation**"), in order to construct an eight feet high gate within a required front yard.
 - a. To exceed the allowable fence height of 4 feet within the front yard by 2 feet for a 6 feet tall fence/gate and by 2.5 feet for 6.5 feet tall column;

5. Notice of the meeting was served upon the adjacent and adjoining property owners or occupants, in accordance with Section 173.030(B)(2) of the City Code, and applicable law.
6. The application was heard by the Board at a public meeting of the Board on April 16, 2025.
7. The Board has jurisdiction pursuant to Section 173.030 of the City Code, to hear and determine the Applicants' request for the Variation.
8. The Applicants entered into the record sufficient evidence of their ownership of the Property.
9. After the conclusion of the public meeting, the Board found that the requested Variation satisfy the standards set forth Section 173.030(C), to the extent required.
10. After the conclusion of the public meeting the Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

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

- i. To exceed the allowable fence height of 4 feet within the front yard by 2 feet for a 6 feet tall fence/gate and by 2.5 feet for 6.5 feet tall column;

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

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

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

- a. Fence Plan on a plat of survey by Greengard Inc. for the property 1425 Waverly Rd,
- b. Fence elevation for Sacks residence by Scott Byron and Co Inc. dated 02.23.26 on page L-07.1;

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

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

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

Order approved April 16, 2025

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 1425 Waverly Rd, is legally described as follows:

LOT 1 IN THE SACKS RESUBDIVISION OF LOTS 1 AND 2 IN OWNER'S SUBDIVISION OF LOTS 1 AND 3 IN LOEBS' RESUBDIVISION OF LOT 2 IN WOODCLIFFE, A SUBDIVISION OF PART OF LOTS 9 AND 10 IN BLOCK 68 IN HIGHLAND PARK IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12 EACH OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOTS 9 AND 10 LYING NORTHEASTERLY OF AND ADJOINING LOT 2 IN WOODCLIFFE, ACCORDING TO THE PLAT OF OWNERS SUBDIVISION RECORDED FEBRUARY 18, 1963 AS DOCUMENT 1177180, IN BOOK 38 OF PLATS, PAGE 74, IN LAKE COUNTY, ILLINOIS.

PIN: 16-25-102-040-0000

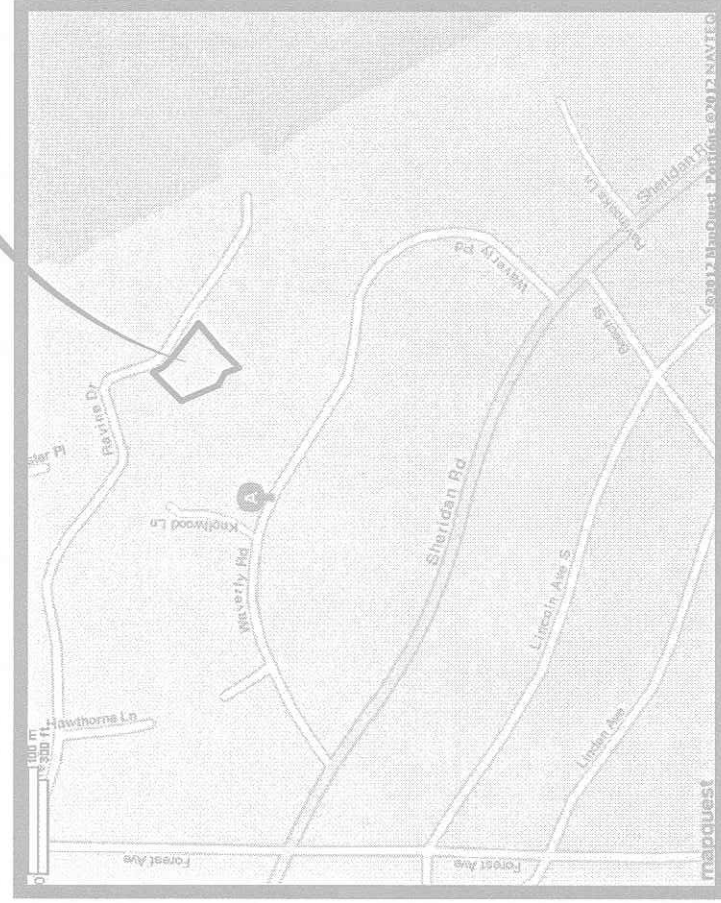
EXHIBIT B

[PLANS]

DRAFT

PLAT OF SURVEY

SITE



PARCEL 1: LOT 3 IN HAHN-HOLLAND-SCHILLER SUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1996 AS DOCUMENT NUMBER 3888602, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER SUB-PLAT 1 AS SHOWN ON THE PLAT OF LOEB'S RESUBDIVISION RECORDED JANUARY 29, 1958 AS DOCUMENT NUMBER 978665 (NOW OWNER'S SUBDIVISION) AND AS SHOWN ON THE PLAT OF HAHN-HOLLAND-SCHILLER SUBDIVISION, AS CREATED BY INSTRUMENT DATED DECEMBER 30, 1941 AND RECORDED JANUARY 30, 1942 AS DOCUMENT NUMBER 507670, IN LAKE COUNTY, ILLINOIS.



SURVEYORS NOTES:
THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
() DENOTES RECORD DIMENSION.
BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
ORIGINAL CLIENT-SCOTT L. CANAL 2011 FAMILY TRUST
ORIGINAL FIELD WORK COMPLETED-06-08-12

GENERAL NOTES:
DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
ONLY THOSE SHOWN SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
ONLY THOSE SHOWN SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE PROVISIONS AND LIMITATIONS CONTAINED IN ANY INSTRUMENTS, DEEDS, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
COUNTY OF LAKE

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

DATED THIS 28TH DAY OF MAY, A.D., 2025

JOSEPH R. SADOOSKI
PROFESSIONAL LAND SURVEYOR NO. 3316
ILLINOIS
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069



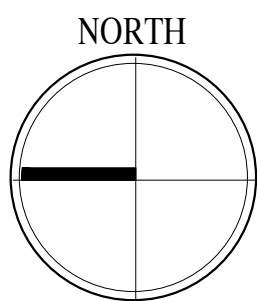
AREA
PARCEL 1 - 95,663 Sq. Ft. OR 2.20 ACRES (MORE OR LESS)
PARCEL 2 - 128,116 Sq. Ft. OR 2.94 ACRES (MORE OR LESS)
TOTAL LOT AREA - 223,779 Sq. Ft. OR 5.14 ACRES (MORE OR LESS)

DESIGNED BY: AN	DATE: 05-25-12	SCALE: 1"=30'
CHECKED BY: JRS	DATE: 06-15-12	DRAWING NO.: 58103
APPROVED BY:	DATE:	SHEET 1 OF 1
DATE: 04-30-25	DATE: 09-21-22	DATE: 09-21-22
DATE: 04-30-25	DATE: 09-21-22	DATE: 09-21-22

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-434-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-434-0857

1417 WAVERLY ROAD - HIGHLAND PARK, ILLINOIS

PLAT OF SURVEY



SCALE: AS NOTED

SACKS RESIDENCE
HIGHLAND PARK, ILLINOIS
1425 WAVERLY ROAD

REVISIONS		
DATE	INIT	DESCRIPTION
Δ XX.XX.XX		

SCOTT BYRON & CO. INC.
Landscape Architecture
Contracting and Maintenance
30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

DATE	02.23.26
DESIGN	GET
DRAFTED	GET
SALESPERSON	SLB
CLIENT	SACKS, M.

SHEET TITLE

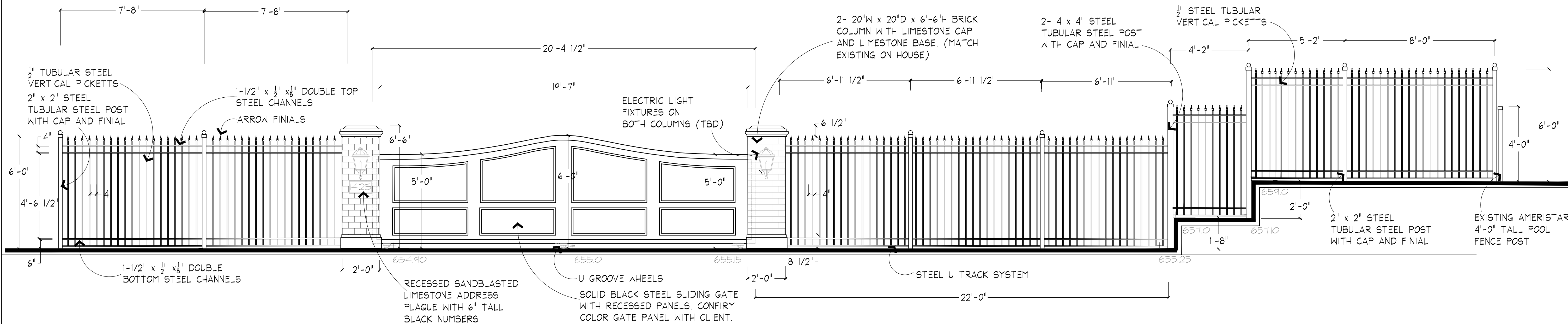
DETAILS

SHEET NUMBER
L-07.1

JOB NUMBER
97-250

NOTES:

- MOTORIZED GEARBOX TO BE PLACED BEHIND ENTRY BRICK COLUMN
- RACK AND PINION
- STEEL U TRACK SYSTEM WITH HEAVY DUTY GATE STOP AT END
- GUIDE ROLLERS MOUNTED ON SOUTHEAST PIER
- RECEIVER/CATCHER POST AT THE CLOSING END
- ALL METAL POSTS TO HAVE 42" DEEP CONCRETE FOOTINGS
- CALL BOX (PLACEMENT ON WEST SIDE, TBD)



1 ENTRY SOLID STEEL SLIDING GATE AND STEEL FENCE DETAIL
SCALE: 3/8" = 1'-0"