

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, May 7, 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, 05/07/2026 - 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) 04/16/2026 Zoning Board of Appeals Draft Minutes

3) Business from the Public

4) Old Business

- a) Withdrawal of applications 879 Burton Ave and 353 N Deere Park Dr E

5) New Business

- a) **#VAR-2026-00068**
Property: 2982 Western Ave
Zoning District: R5

Appellant: Domenic Sciarrone
Address: 2982 Western Ave, Highland Park, IL 60035

The petitioner Domenic Sciarrone, who owns the property at 2982 Western Ave, Highland Park, IL 60035, requests 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 Old Trail in order to install a fence.

- b) **#VAR-2026-00069**
Property: 1442 Forest Ave
Zoning District: R5

Appellant: Michael Goldner
Address: 1442 Forest Ave, Highland Park, IL 60035

The petitioner Andrew Venamore on behalf of the owner, Michael Goldner, 1442 Forest 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 side yard requirement for a new detached garage.

6) Staff Report

7) Miscellaneous

8) Adjournment

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

MEETING DATE: Thursday, April 16, 2026

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

CALL TO ORDER

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

ROLL CALL

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

Councilmember Absent: Center

Student Council Present: Zoe Heller

Staff declared that a quorum was present.

Guests Present: John Birazzi/Petitioner
Jeff Tondola, Co-Owner/CNM Development
Anam Hargey/Petitioner
Cal Bernstein, Attorney/Samuels & Bernstein
Scott Byron, Chief Executive Officer/Scott Byron & Co., Inc.

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

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

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

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

1
2 **OLD BUSINESS**

3 There was no Old Business.
4

5 **NEW BUSINESS**

6 1. #VAR-2026-00064

7 Property: 3504 Dato Avenue

Appellant: John Birazzi

8 Zoning District: R5

Address: 3504 Dato Avenue, Highland Park, IL 60035
9

10 The petitioner and owner, John Birazzi, 3504 Dato Avenue, Highland Park, IL 60035 requests by authority of
11 Section 150.1204(A)(1), of the Highland Park Zoning Code, a variation of provision Section 150.703, to
12 encroach into the front yard requirement for an addition.
13

14 Planner Hoffmann reviewed the proposal:

- 15 • Project Background
 - 16 ○ R5
 - 17 ○ built in 1955
 - 18 • Site Location (corner property, 2 frontages)
 - 19 • Aerial view was shown
 - 20 • Plat of Survey
 - 21 ○ existing home is nonconforming
 - 22 • Property Photos were displayed
 - 23 • Proposed Work
 - 24 • Other Comments
 - 25 ○ tree removals will be reviewed by Forestry
 - 26 • Review
- 27

28 Commissioner Chase asked how this was built. Planner Hoffmann said there were different standards in
29 1955.
30

31 Chairperson Yablon swore in Petitioner, John Birazzi, who stated they wish to downsize to a 1-level home. It
32 has a 1-car garage. The mud room and laundry room will take up the addition. The current home is being
33 renovating, improved, and enhanced. They wish to maintain the rectangular shape of the house; continuity.
34 The goal is to extend the home. He spoke to Forestry Staff, and it was agreed 2 trees that are being removed
35 are not Heritage trees and are on the neighbor's property. The home was previously used for an AirBnB and
36 had violations. They plan to live and retire in this home.
37

38 Two neighbors were happy to hear about the improvement about the residences.
39

40 Chairperson Yablon asked if Mr. Birazzi could speak to the standards. He did so (adding a garage meets
41 standards for home buyers, is an improvement; marketable). Everything will be resided and reroofed. The
42 hardship is there's no 2-car garage and a place for storage. They would like 1-story living; more usable. The
43 shape will be maintained. If he pushed the house back, the laundry room would be lost. The addition won't
44 harm anything; well below FAR and height requirements. This will not alter the character of the
45 neighborhood; will maintain harmony.
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47 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. There was no one.

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Some ZBA comments are.....

- Commissioner Harmelech said the standards have been met; not infringing on side yards; makes sense.
- Commissioner Weisberg concurred and is in favor.
- Commissioner Zaransky concurred, and said it's a good plan.
- Commissioner Treshansky said the standards have been met; is in favor.
- 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, Harmelech, Treshansky, Weisberg, & Zaransky

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

2. #VAR-2026-00065

Property: 353 N. Deere Park Dr. E Appellant: Peter Rose

Zoning District: R4/LFOZ 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 requests 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' Subdivision Building Line measured from the frontage along Deere Park Dr. E in order to install a fence.

Planner Hoffmann reviewed the proposal:

- Project Background
- Site Location
- Aerial view was shown
- Plat of Survey (40' Subdivision Building Line)
- Property Photos were displayed
- Proposed Work
 - 4' metal iron fence will be attached to the chain-link fence going toward the street
- Other Comments (there were none)
- Review

Some ZBA questions for Staff are.....

- Commissioner Aronoff said the current fence is not coming down. Planner Hoffmann said it is remaining.
- Commissioner Zaransky asked if the proposed fence goes into the public way. Planner Hoffmann said no, it will be 5' from the property line.
- Commissioner Chase asked, and Planner Hoffmann said the existing fence is nonconforming.

1 Chairperson Yablon swore in Petitioner, Jeff Tondola, who stated the new fence will be decorative to match
2 the other fence on the property. There are things built on the property that aren't the owner's.

3
4 Some ZBA & other comments are.....

- 5 • Chairperson Yablon asked, and Mr. Tondola said it doesn't block access; runs parallel to the property
6 line. Planner Hoffmann noted this is not a fence-height variation.
- 7 • Student Rep Heller asked what the hardship is. Mr. Tondola said it is for aesthetics.
- 8 • Commissioner Zaransky said if it weren't for the building line, it would be permanent. Planner
9 Hoffmann said that's correct.
- 10 • Commissioner Treshansky asked, and Planner Hoffmann said the ZBA has seen these cases before.
- 11 • Commissioner Chase identified a violation. Planner Hoffmann concurred.
- 12 • Chairperson Yablon asked about the standards. Mr. Tondola addressed the standards (no one will
13 make money from this, it is being kept out of the easement, the rest of the fence is in the easement,
14 it doesn't change the topography, drainage, etc.; this wasn't created by anyone, it's not detrimental
15 to the public, it is mostly open so it offers air and light; no obstructions, won't alter the character of
16 the neighborhood; is in harmony). The fence has been there for a long time.
- 17 • Commissioner Weisberg:
 - 18 ○ asked about another fence. Mr. Tondola identified same.
 - 19 ○ asked, and Mr. Tondola said it completes the landscape.
 - 20 ○ said the hardship is the existing fence. He asked how this makes it more aesthetic.
 - 21 ○ asked if there is an open slot. Mr. Tondola said yes, it's an open area.
- 22 • Commissioner Chase asked if the easement is on this parcel. Planner Hoffmann concurred. He said it
23 is not blocking the easement.
- 24 • Chairperson Yablon read the letter pertaining to the hardship. Mr. Tondola said this is not meant to
25 have screening.

26
27 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. The following came
28 forward:

- 29 • Char Goodman said they have 2 concerns. People don't use the easement to the beach. There is no
30 other property where fences go to the street. Cement may disturb cable lines.

31
32 More ZBA comments are.....

- 33 • Commissioner Zaransky asked:
 - 34 ○ about the easement. Ms. Goodman said it's on the Applicant's property. It offered beach
35 access but not anymore. She said it's an old easement; old pathway.
 - 36 ○ if it would impact anyone. Ms. Goodman doesn't think so.
- 37 • Commissioner Weisberg asked why Ms. Goodman doesn't want this. She said they don't have a
38 fence; will look different.

39
40 Planner Hoffmann said the proposed fence will not be in the City right-of-way.

- 41
42 • Commissioner Aronoff:
 - 43 ○ asked if this fence will match the other. Planner Hoffmann illustrated same (which is on the
44 property line).
 - 45 ○ said it's a book end. Planner Hoffmann said it could be stated that way.

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47 Chairperson Yablon asked if there were further audience comments. There were none.

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Final ZBA comments are.....

- Commissioner Aronoff doesn't see a hardship. The fence will match. He is uncertain.
- Commissioner Treshansky sees, via the letter, why it's necessary. Based on neighbor's input, he is not in favor.
- Commissioner Chase said she doesn't see a hardship or a need; though, understands making a barrier; is concerned about objecting neighbors.
- Commissioner Zaransky said the hardship is the restrictive building line. The intent of the ordinance wasn't to prevent a fence. He doesn't understand the need; purpose. The photos aren't great. Commissioner Zaransky believes he will support it. The owner is restricted by the building line. Most would erect it. He commends the Petitioner for doing this the right way. No lines would be dug up.
- Commissioner Chase asked if the Plat has exceptions for fences. Planner Hoffmann said the City upholds the restrictions.
- Commissioner Weisberg said it's a small ask. A strong enough case hasn't been made. He would like to see contextual photos; not enough information.
- Commissioner Harmelech said the Petitioner didn't do the best job explaining. The neighbor is more prepared. The Petitioner said he doesn't believe there's much more to add.
- Commissioner Zaransky would like to know where the fence is to the street.

The Petitioner has a concern about the utilities, so he would like to continue this.

Commissioner Chase moved to continue this to the May 7, 2026, ZBA meeting. Commissioner Treshansky seconded the motion.

On a voice vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

3. #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 requests 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' of exterior wall openings for vehicular entry.

Planner Hoffmann reviewed the proposal:

- Project Background
 - R3
 - a new home is slated
- Site Location
 - existing home was demolished
- Property Photos were displayed
 - garage door openings

- 1 • Elevations
- 2 • Other Comments (there were none)
- 3 • Review

4
5 Some ZBA comments for Staff are.....

- 6 • Chairperson Yablon said tandem garages wouldn't be an issue. Planner Hoffmann concurred. The
- 7 rule is 36' for openings.
- 8 • Commissioner Chase said it doesn't matter if the garage is attached or detached. The limit stays the
- 9 same. Planner Hoffmann concurred.

10
11 Chairperson Yablon swore in Petitioner, Ms. Hargey, who offered a presentation:

- 12 • Variance Request (garages can't be seen)
- 13 • Home is on a busy street
- 14 • Hardship
 - 15 ○ there are 3 drivers with new ones approaching
 - 16 ○ don't want parents to walk outside
- 17 • Other homes have 5-6 car garages (photos were shown)
- 18 • Summary
 - 19 ○ no adverse impact on the neighborhood

20
21 Chairperson Yablon asked if anyone in the audience wishes to speak. There was no one.

22
23 Some ZBA & other comments are.....

- 24 • Chairperson Yablon said, if approved, the garage could be built in any way. Planner Hoffmann said it
- 25 will match closely with the approval order; a slight change would be okay.
- 26 • Commissioner Chase:
 - 27 ○ said, regarding the standards due to new construction, these garages will allow for future
 - 28 use. There is no comment from the public. She appreciates the presentation.
 - 29 ○ asked where the contextual homes are. Ms. Hargey said within 1 mile.
 - 30 ○ asked why the code limits the size of garages. Planner Hoffmann said, per the code, the
 - 31 houses are old, and this is legal nonconforming.
- 32 • Commissioner Zaransky asked if the approval could be conditioned on landscaping. Ms. Hargey said
- 33 yes, even without trees, the garage doors face each other.
- 34 • Commissioner Treshansky said they aren't attached. Ms. Hargey said they are attached. Planner
- 35 Hoffmann illustrated same.
- 36 • Commissioner Zaransky said he would approve this. The standards have been met. He would like to
- 37 have landscaping as shown.
- 38 • Commissioner Treshansky said it's a very detailed plan. The garages don't face the street. Hardships
- 39 were addressed. He is inclined to approve this.
- 40 • Commissioner Weisberg said the standards are not perfectly suited for this situation. The intent is to
- 41 prevent viewing garages. He would like shrubbery included.
- 42 • Commissioner Chase said, if not approved, the garages could still be there but smaller. Chairperson
- 43 Yablon explained there would be a smaller opening in which to enter.
- 44 • Student Rep Heller said, if garages are smaller, they still could be seen. Everyone agreed.
- 45 • Commissioner Aronoff said the Applicant did a good job. The hardship is the ordinance.
- 46 • Commissioner Harmelech said the standards have been met; good presentation.
- 47 • Student Rep Heller believes it was a good presentation; standards are met.

- Chairperson Yablon said the standards have been met. She would like to have screening as a Condition. Planner Hoffmann said this could be added.

Commissioner Chase moved to approve the variance as drafted with vegetative screening blocking views from the street per the proposed plans. Commissioner Aronoff seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

4. #VAR-2026-00062

Property: 1425 Waverly Road

Appellant: Cari B. Sacks

Zoning District: R4/LFOZ

Address: 1425 Waverly Road, Highland Park, IL 60035

The petitioner, Cal Bernstein, on behalf of the owner, Cari B. Sacks, as Trustee of the Cari B. Sacks Revocable Trust, 1425 Waverly Road, Highland Park, IL 60035 request by authority of Section 173.030 of the Highland Park Zoning Code, variations of provisions of Section 173.010(C), to exceed the maximum allowable 4' fence-height requirement with the required front yard.

Planner Hoffmann reviewed the proposal:

- Project Background
 - R6
 - built in 1930
- Site Location
- Aerial views were shown
- Plat of Survey
 - fence and gate to be added across incumbent driveway
- Proposed Work
- Elevations
- Other Comments
 - Police & Fire would need access

Commissioner Weisberg said this is only regarding height. Planner Hoffmann said yes, 4' is only allowed; the request is 6.5'.

Chairperson Yablon swore in Petitioner, Cal Bernstein, Attorney, & Scott Byron, CEO. Mr. Bernstein said it is a large secluded property that borders the beach and ravine. The property in the rear is owned by someone else who is in favor. The Applicant has obtained advice to add a gate and fence. They would be set back from the street, and a vehicle could turn around. Two additional neighbors are in support.

Mr. Byron said the arborvitae hedge will extend. The Maple tree remains. The gate or fences won't be seen. Columns would be visible. The gate is set nearly 30' off of the road and will be a classic, simple, and elegant design; blend in with the street. Planner Hoffmann illustrated same.

1 Mr. Bernstein said it's at the back end of Waverly Road. It is suitable and compatible. The 4' is not adequate.
2 Another 25' is for the protection and safety for the owner. This will not be detrimental, will have no impact
3 on this area; will not cause depreciation on lakefront property.
4

5 Some ZBA comments are.....

- 6 • Chairperson Yablon asked:
 - 7 ○ why not a fence with landscaping? Mr. Bernstein said a 6' fence deters people per advice
8 given for safety.
 - 9 ○ why is a 6' fence more safe than a 4' fence. Mr. Bernstein said there have been threats on
10 this owner. Security consultants advised this, as a 6' fence deters people.
- 11 • Commissioner Chase:
 - 12 ○ asked if this fence surrounds the property. Mr. Bernstein said no, just along the street – not
13 the ravine; links up to the pool fence. Mr. Byron said, visually from the neighborhood, it
- 14 can't be seen; is a deterrent. Mr. Bernstein said it is set back 30', so it can't be seen. Mr.15 Byron said 1 gate is more simple than 2.
- 16 ○ said the pool fence is 4'. Mr. Bernstein concurred and said the gate is 6'; a less-obtrusive
- 17 plan.

18
19 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. There was no one.
20

21 More ZBA comments are.....

- 22 • Commissioner Treshansky said it's a no-brainer; standards have been met. He is in favor.
23 • Commissioner Harmelech is in favor.24 • Commissioner Chase asked if there are other gates. Mr. Bernstein is unsure.25 • Commissioner Zaransky said the standards have been met. The purpose of the ZBA is to approve a26 good plan. He is in favor.27 • Commissioner Aronoff concurred.28 • Commissioner Weisberg concurred.29 • Commissioner Chase said the standards have been met. The pillars and gate will match the30 architecture; blends in. It was stated the plan includes vegetation.31 • Chairperson Yablon agrees the standards have been met.

32
33 Commissioner Zaransky moved to approve the order as drafted. Commissioner Treshansky seconded the
34 motion.
35

36 On a roll call vote

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

39 Voting Nay: None
40

41 Chairperson Yablon declared that the motion passed unanimously.
42

43 **STAFF REPORT**

44 There is no Staff Report.
45

46 **MISCELLANEOUS**

47 There are no Miscellaneous items.

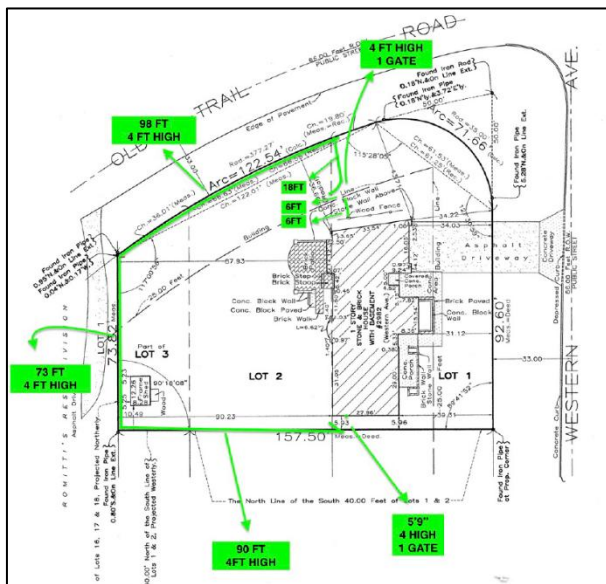
Date: May 7th, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Anthony Mistretta, Planner I
 Subject: 2982 Western Ave Application Summary

APPLICATION SUMMARY:

The petitioner Domenic Sciarrone, (**the “Applicant”**) who owns the property at 2982 Western Ave, 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 Old Trail for a new fence. The subject property is a corner lot with frontage along both Western Ave and Old Trail Rd located within the R5 zoning district. According to Lake County Assessor’s Office the home was built in 1951.

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 25 feet along Old Trail Rd by 25 feet for an 4 feet tall aluminum fence;



The applicant is proposing a new fence that will run along the northern, western, and southern property line. The northern section of fence running along Old Trail Rd will encroach into a 25’ Subdivision Building Line, which requires a variation request. This new proposed fence will be 4’ tall, which is compliant with the fence height restrictions within the front yard.

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.

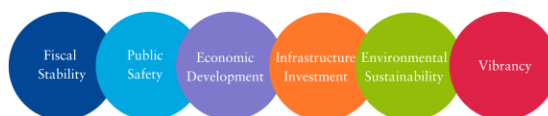
NEIGHBOR & CITY COMMENTS:

- 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: 2982 Western Ave Highland Park, IL 60035	
Property's Current Zoning: R5	Property's Current Use: R5
Lot/Tract Area (SF): 17573	Minimum Lot Area for Applicable Zoning District (SF): 12000
Legal Description (note if attached):	
Brief Project Description: Extend 4ft fence beyond subdivision building line	

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

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name: Domenic Sciarrone	
Address (City, State, ZIP): 2982 Western Ave Highland Park, IL 60035	
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property): same as above	
Address (City, State, ZIP):	
Attorney or Representative Counsel	
Contact Name:	
Address (City, State, ZIP):	
Architect/Builder	
Contact Name:	
Address (City, State, ZIP):	

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 04/06/2026
Sworn to before me this 6th day of April , 20 26 .	Sworn to before me this _____ day of _____, 20____.
Notary	Notary
OFFICIAL SEAL J MCCRAREN NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/18/2026 	

**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, May 7, 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-2026-00068

Petitioner: Domenic Sciarrone
Zoning District: R5
Subject Property: 2982 Western Ave
Highland Park, Illinois 60035

The petitioner Domenic Sciarrone, who owns the property at 2982 Western Ave, Highland Park, IL 60035, requests 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 Old Trail in order to install a fence.

The Subject Property, commonly known as 2982 Western Ave, is legally described as follows:

LOTS 1 AND 2 (EXCEPT THE SOUTH 40 FEET THEREOF) AND THAT PART OF LOT 3 LYING EAST OF THE EAST LINE OF LOTS 1 6, 17 AND 18 PROJECTED NORTHERLY FROM SAID EAST LINE OF SAID LOTS AND LYING NORTH OF A LINE 40 FEET NORTH OF THE SOUTH LINE OF LOTS 1 AND 2 PROJECTED WESTERLY, IN BLOCK 5 IN HIGHLAND PARK WOODLANDS, A SUBDIVISION OF PART OF THE EAST 1 / 2 OF THE NORTHWEST 1 / 4 OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 22, 1935 AS DOCUMENT 414033, IN BOOK "X" OF PLATS, PAGE 15, IN LAKE COUNTY, ILLINOIS.

PIN: 16-15-115-001-0000

If you have questions about the application, public hearing, or any other questions, you may contact Anthony Mistretta, Planner I, with the Community Development Department, by email at amistretta@cityhpil.com or by phone at 847.926.1858.

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

3/20/2026

To Whom it may concern,

I am applying for a variance today to extend a 4ft aluminum fence past the subdivision building line on my side yard to my property line. The current location of the building line would greatly diminish of usage of my yard if a fence were not able to extend past it. My proposed aluminum fence would not go over 4ft and would not inhibit the view of traffic on Old Trail Road. It would stay inside multiple existing trees and bushes and barely be noticeable from Old Trail Road. I'm not looking to build a tall wooden fence for privacy, just something small to keep the dogs in. I have included pictures of my side yard as well as a Google Earth view of my property illustrating the "tree line" on the north end of my yard. I appreciate your consideration.

Thank you,

Domenic Sciarrone

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

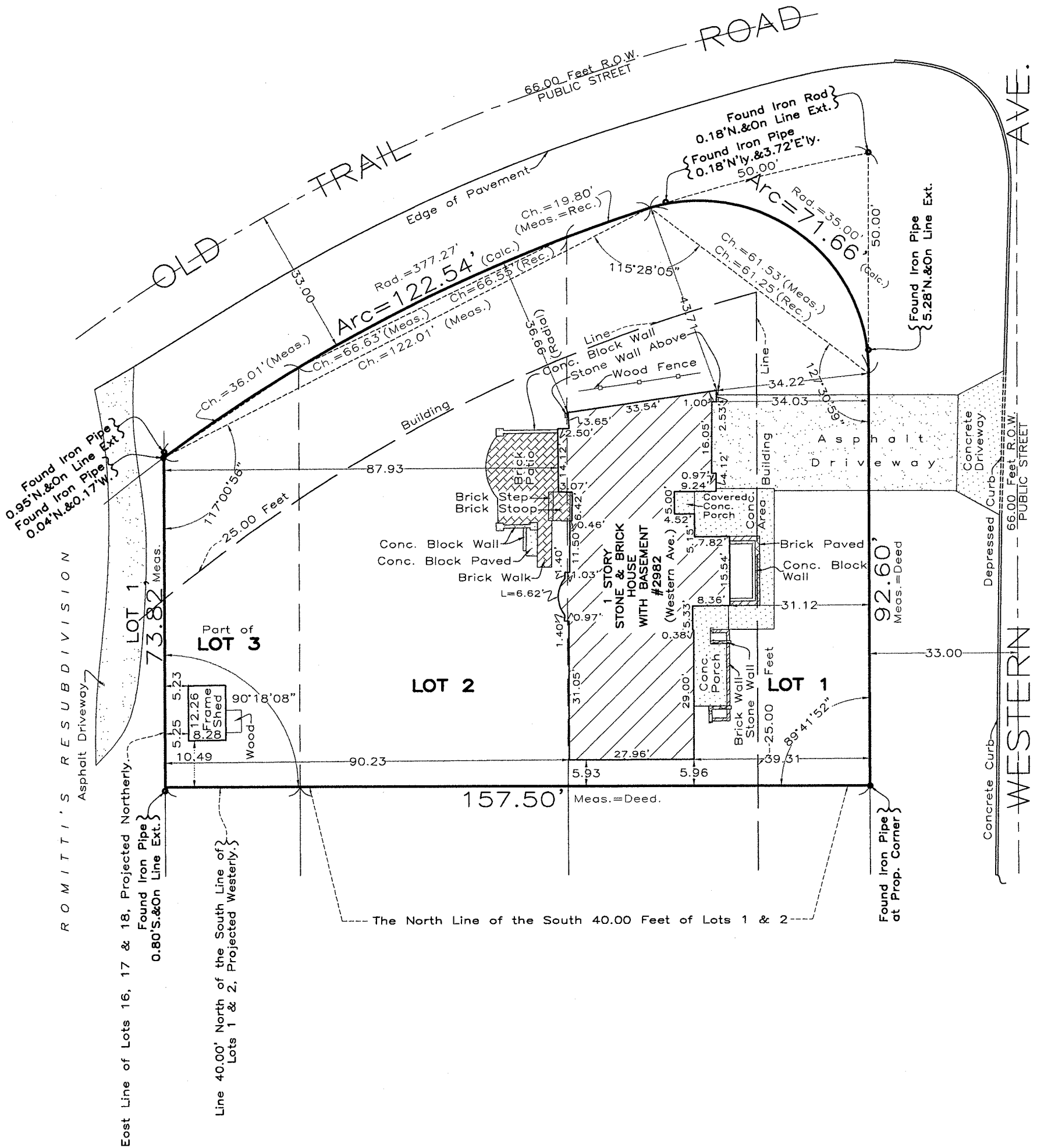
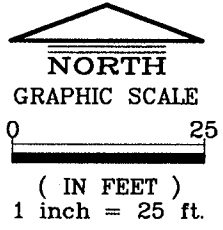
PLAT OF SURVEY

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LAND TOTAL AREA: 17,573 SQ.FT.=0.403 ACRES.

COMMONLY KNOWN AS: 2982 WESTERN AVENUE, HIGHLAND PARK, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } s.s.
County of Cook }

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: March 9, 2026.

Hylton E. Donaldson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026.
DRAWN BY: N.M. - M.D.



Order No. 18-93571
Scale: 1 inch = 25 feet.
Date of Field Work: March 6, 2026.
Ordered by: Domenic Sciarone

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

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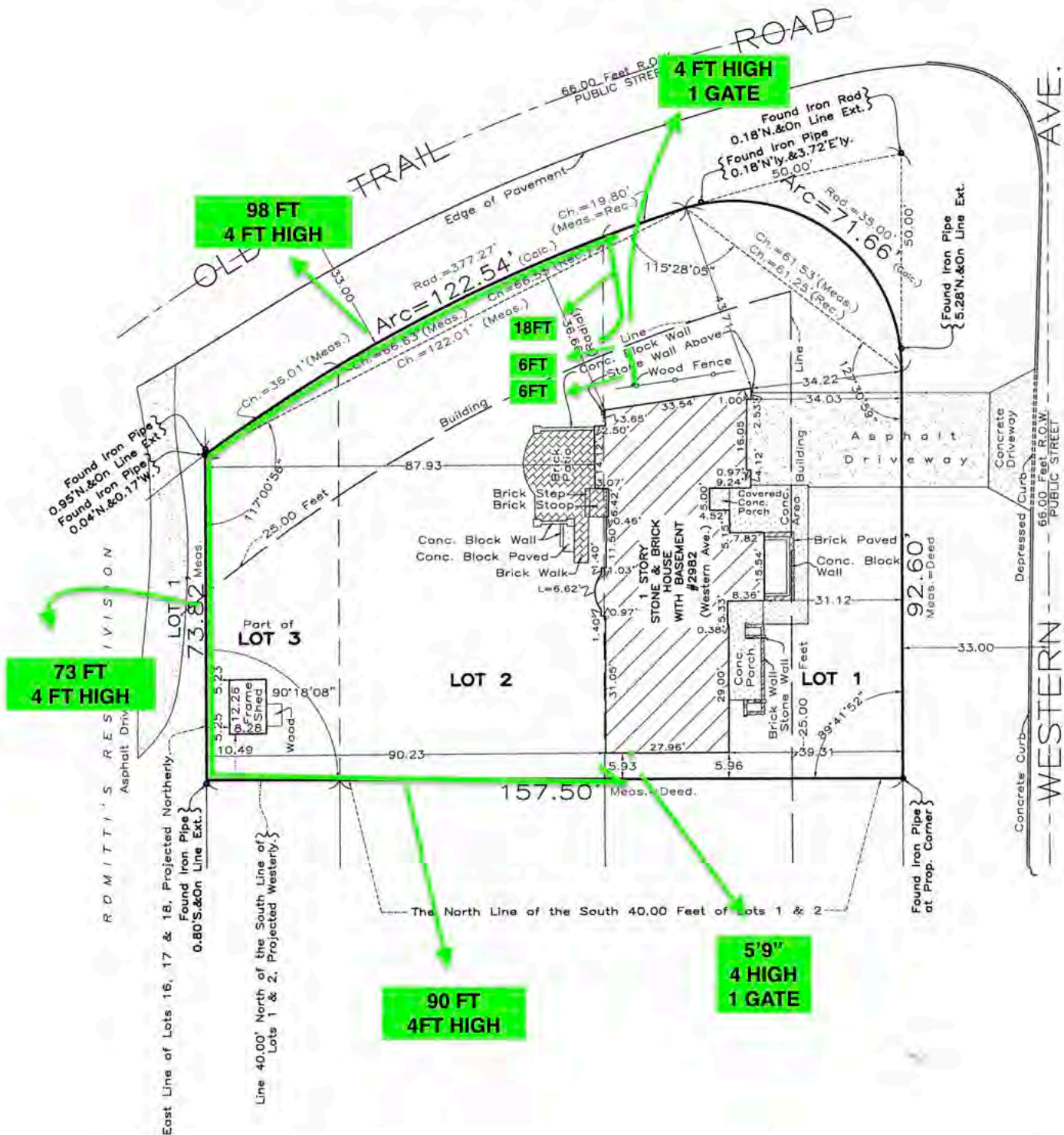
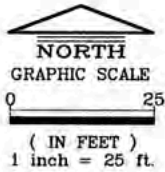
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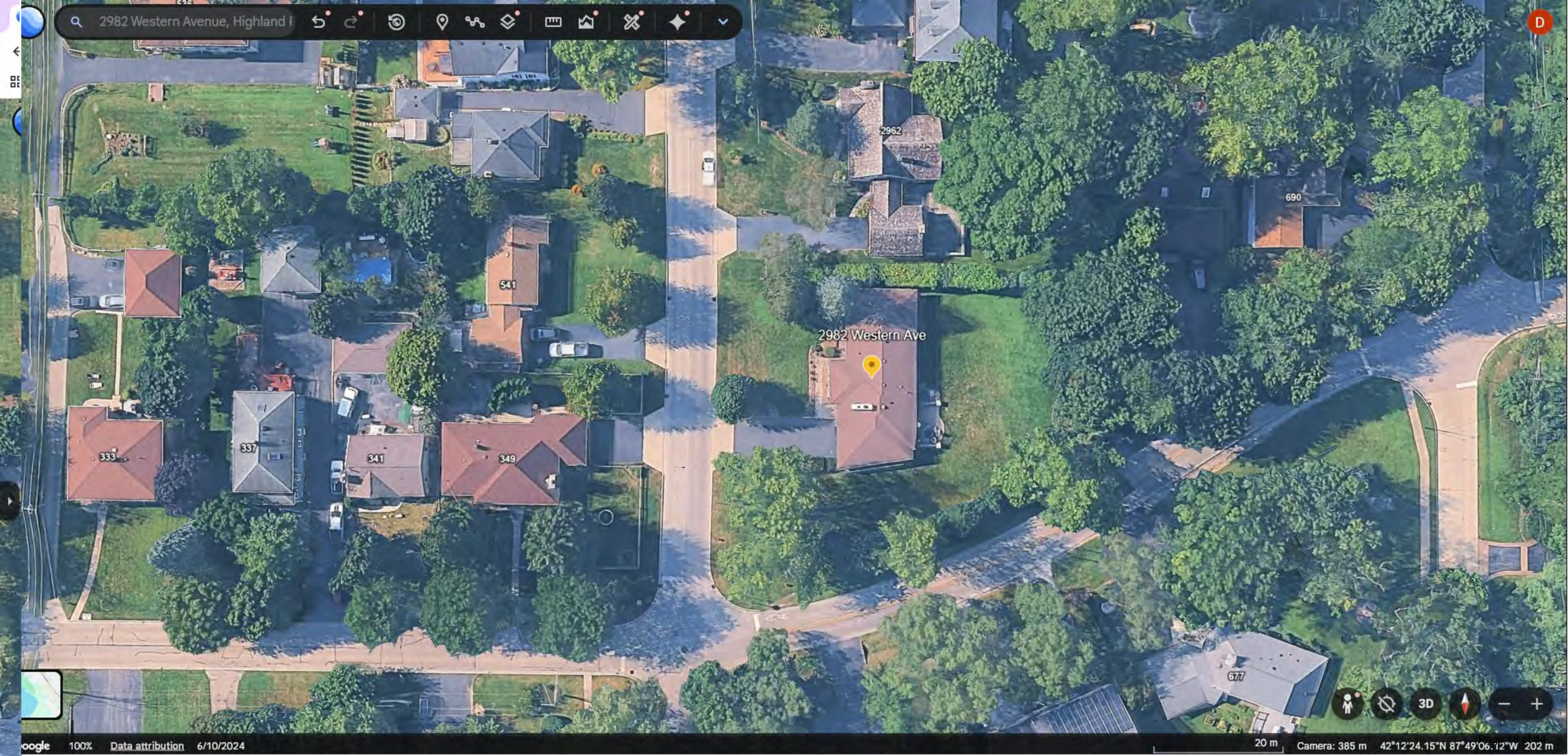
State of Illinois } s.s.
County of Cook }

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: March 9, 2026.

Hylton E. Donaldson
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026.
DRAWN BY: N.M. - M.D.







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
DOMENIC SCIARRONE
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00068

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 Domenic Sciarrone who is the owner of the property located at 2982 Western Avenue, Highland Park, IL 60035, for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park ("**Board**"), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 2982 Western 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 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 25 feet along Old Trail Rd by 25 feet for a 4 feet tall aluminum 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 May 7th, 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 25 feet along Old Trail Rd by 25 feet for a 4 feet tall aluminum 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 2982 Western Ave, survey completed by Professionals Associated – MM Survey Co. with the date March 9, 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

VAR-2026-00068
2982 Western Ave

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 May 7, 2026

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

By: _____
Alexis Yablon, Chairman

5146803_v2

DRAFT

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 2982 Western Ave, is legally described as follows:

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PIN: 16-15-115-001-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
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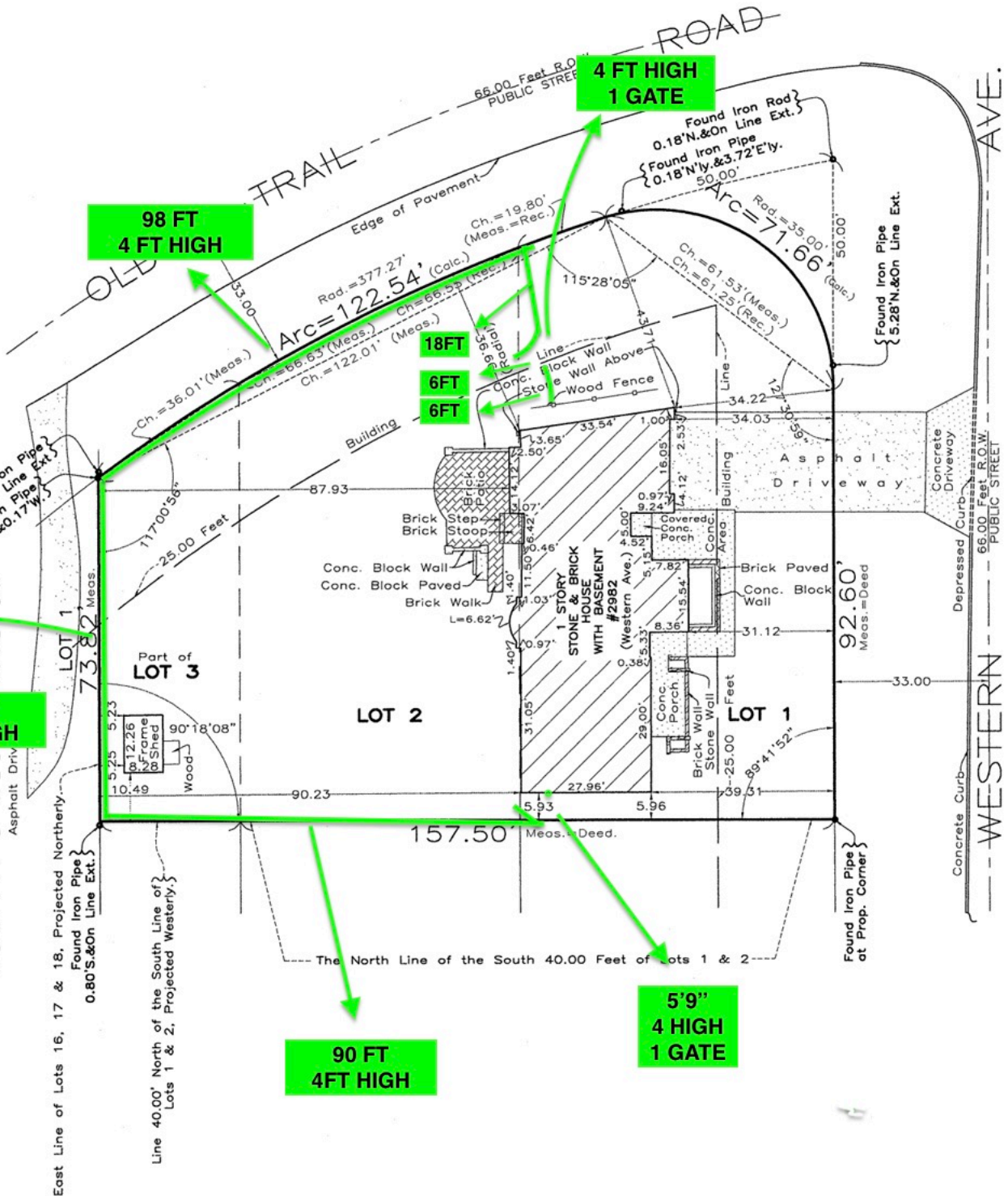
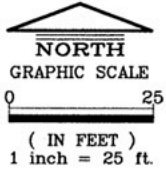
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Order No. 18-93571
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Date of Field Work: March 6, 2026.
Ordered by: Domenic Sciarone



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State of Illinois } s.s.
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We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
Date: March 9, 2026.
Hylton E. Donaldson
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026.
DRAWN BY: N.M. - M.D.

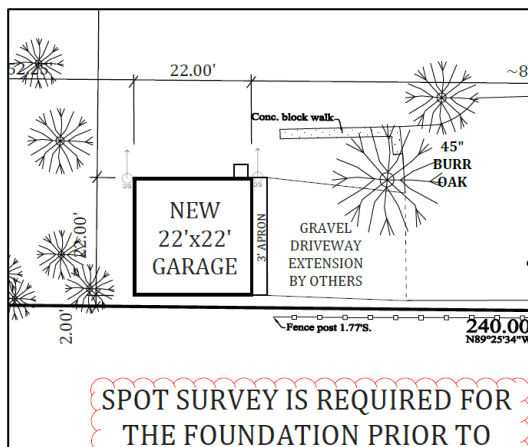
Date: May 7, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & Staff Liaison
 Subject: 1442 Forest Ave Application Summary

APPLICATION SUMMARY:

The petitioner Andrew Venamore on behalf of the owner, Michael Goldner, (**the “Applicant”**) of 1442 Forest 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 side yard setback along the southern property line for a new detached garage. The subject property is an interior lot located within the R5 zoning district and is a locally landmarked property constructed in 1913.

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

- (i) To encroach into the required side yard setback of 10.11 feet along the southern property line by 8.11’ feet for a new detached garage;



The applicant is proposing a new detached garage to replace the existing garage adjacent to the southern property line. The existing detached garage is currently located 1.5’ away from the southern property line and directly adjacent to a 45” burr oak. The plan for the proposed garage shows it shifting further west to stay away from the Heritage Tree as well as being located 2’ from the southern property line.

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.

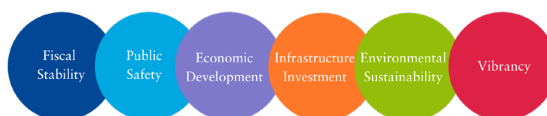
NEIGHBOR & CITY COMMENTS:

- Project must receive a Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC).
- Forestry will review all tree preservation matters during permitting process.

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: 1442 FOREST AVENUE	
Property's Current Zoning: R-5	Property's Current Use: S.F.R.
Lot/Tract Area (SF): 24,000.00	Minimum Lot Area for Applicable Zoning District (SF): 12,000.00
Legal Description (note if attached): Please see attached survey.	
Brief Project Description: NEW 22.0' x 22.0' DETACHED GARAGE: encroaches into south and total sideyard.	


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

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name: ANDREW VENAMORE, H.G.B.	
Address (City, State, ZIP): 602 ACADEMY DRIVE, NORTHBROOK	
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property): MICHAEL GOLDNER	
Address (City, State, ZIP): 1442 FOREST AVENUE	
Attorney or Representative Counsel	
Contact Name: N/A	
Address (City, State, ZIP):	
Architect/Builder	
Contact Name: A. VENAMORE, HEARTLAND GARAGE BUILDERS	
Address (City, State, ZIP): 602 ACADEMY DR., NORTHBROOK	

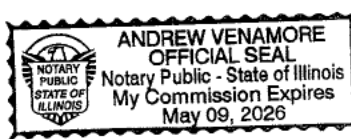
PROPERTY OWNER SIGNATURE

I hereby depose and say that I have read the requirements and procedures outlined in Article XII of the 1997 Highland Park Zoning Ordinance, as Amended, and all of the above statements and statements contained in my application are true.


 Property Owner Date **3/26/26**
 Sworn to before me this 26th day of March, 2026.


 Petitioner (if Other than Property Owner) Date **3/26/26**
 Sworn to before me this 26th day of March, 2026.


 Notary




 Notary



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

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, May 7, 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-2026-00069

Petitioner: Andrew Venamore
Zoning District: R5
Subject Property: 1442 Forest Ave
Highland Park, Illinois 60035

The petitioner Andrew Venamore on behalf of the owner, Michael Goldner, 1442 Forest 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 side yard requirement for a new detached garage.

The Subject Property, commonly known as 1442 Forest Ave, is legally described as follows:

Lot 7 in block 71 in the city of highland park, being a subdivision of part of sections 25 and 26, township 43 north, range 12 east of the third principal meridian, according to the plat thereof recorded, November 29, 1873 as document number 10232, in book "A" of plats, page 97, in lake county, Illinois.

PIN: 16-26-208-015-0000

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

**EXPLANATION OF VARIATION
CITY OF HIGHLAND PARK
1442 Forest Avenue – Michael Goldberg & Ashley Buxbaum**

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

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

The existing detached garage on the lot is very decrepit and quite damaged as a result of the growth of an adjacent significant oak tree that grown to over 40" DBH in the time since the garage was constructed. In fact, the south side and rear of the lot is very heavily wooded and the owners goal is to maintain this tree coverage, while giving the Burr Oak the best possible chance for continued existence. As such, the plan is for the new garage to be pushed back approximately 20 feet from the base of the tree and for a gravel driveway extension to be provided to access the front of the new garage. Without relief from the 9-foot minimum sideyard requirement (since the garage isn't located within the required rear yard of 30 feet), the necessary replacement structure would see the removal of many additional trees in the rear yard since it would need to move significantly further to the west. Compliance with the stated 9-foot sideyard in the proposed position would necessitate relocation of the garage and even further impacts on the adjacent trees. While one tree is planned for removal to facilitate this construction, it was felt that this single loss to give the more substantial oak the opportunity for expansion, was a preferable outcome.

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

The lot's woodland setting is a large part of the unique nature of the locale. Preserving most of the trees on the property, including the most significant specimen is a stated goal for the owners since moving into the property and working on improving home and lot. The hardship is specifically tied to that preservation objective and both the Engineering and Forestry department have been involved in the process of (the necessary) replacement of the existing garage and feel that that is the best solution to getting a new, reasonably sized structure. The proposed location will also slightly improve the existing non-conforming garage setback from 1.50 feet to 2.00 feet.

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

**EXPLANATION OF VARIATION
CITY OF HIGHLAND PARK
1442 Forest Avenue – Michael Goldberg & Ashley Buxbaum**

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

Enforcing the required 9-foot setback from the south property line would create a hardship upon the owner as it would require the removal of additional tree, or for the replacement structure to be only 1-car wide. This would detrimentally impact the usability of the lot since most properties within the City have undercover 2-car parking facilities.

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

The hardship is tied to the existing woodland nature of the lot and the goal for the owner to preserve as many of the current trees as possible in the process of getting a new, usable, 2-car garage structure. Thus, this hardship is not self-created.

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

The approval of this request to construct an accessory structure on this lot (a typical use of a residentially zoned property within the City) will not be materially detrimental to the neighborhood. By working on preserving as many of the existing trees on the lot as possible (including perhaps the most significant one), the project seeks to maintain the wooded aspect of this east part of Highland Park and the immediate location.

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

Since the proposed garage is only a 1-story structure with a ridge height of less than 16.0 feet there will be little impact on the provision of light and air to the neighbors, nor will there be an increase in congestion or danger of fire. The replacement of the old structure with a new building may in fact improve the property values within the neighborhood.

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

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

**EXPLANATION OF VARIATION
CITY OF HIGHLAND PARK
1442 Forest Avenue – Michael Goldberg & Ashley Buxbaum**

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

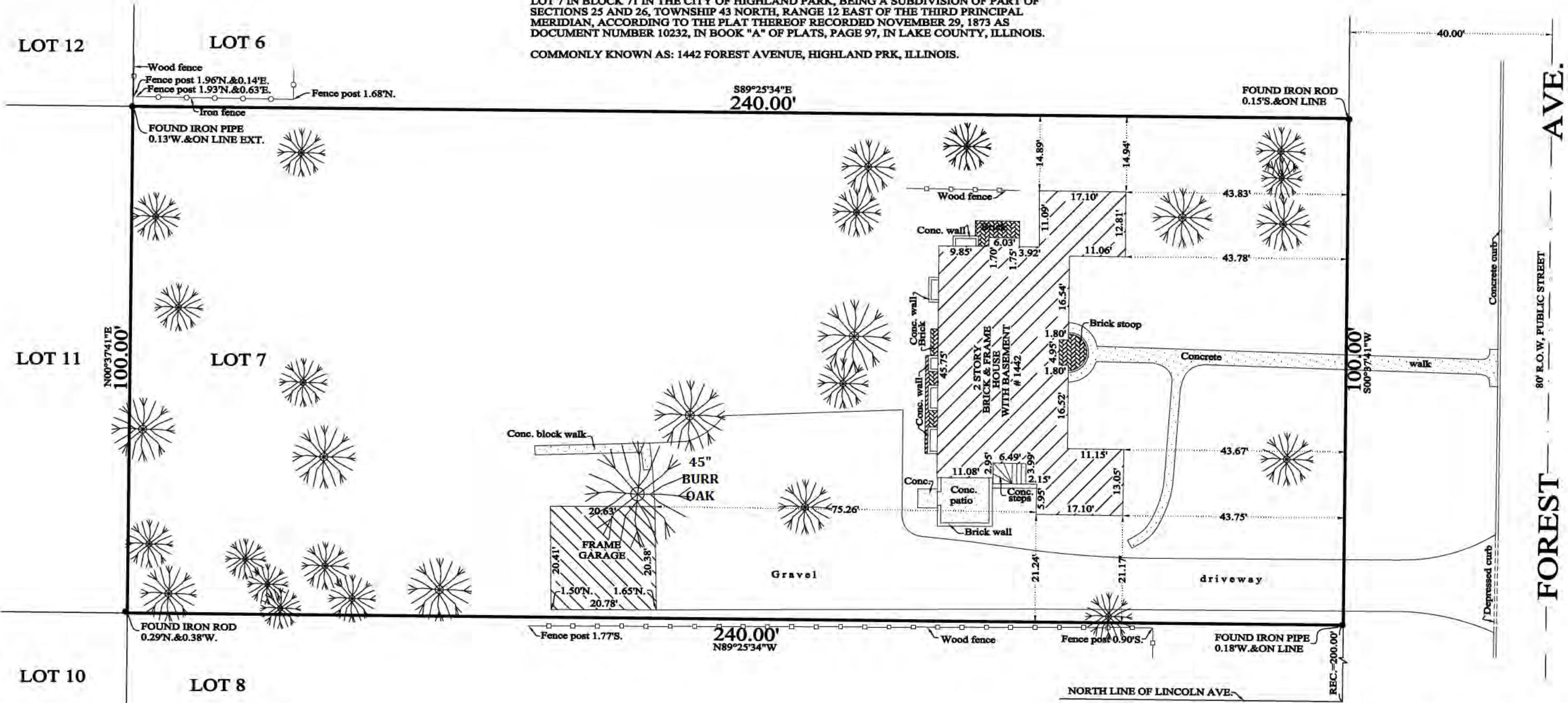
The improvement of existing buildings on residential property is in harmony with the intent to promote neighborhood maintenance.



A. P. SURVEYING COMPANY, PC.
 LICENSE NO. 184-003309
 PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
PLAT OF SURVEY
 OF

2121 Parkview Court
 Wilmette, Illinois 60091
 Tel: (847) 853-9364
 Fax: (847) 853-9391
 e-mail:
 apsurveyingcompany@gmail.com

LOT 7 IN BLOCK 71 IN THE CITY OF HIGHLAND PARK, BEING A SUBDIVISION OF PART OF SECTIONS 25 AND 26, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1873 AS DOCUMENT NUMBER 10232, IN BOOK "A" OF PLATS, PAGE 97, IN LAKE COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 1442 FOREST AVENUE, HIGHLAND PRK, ILLINOIS.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois }
 } s.s.
 County of Cook }

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.



J. Zlotek
 J. Zlotek
 PROFESSIONAL LAND SURVEYOR No. 3186
 License Expiration: November 30, 2026.

THE BEARING BASIS IS SPC NAD83 (2011 ADJUSTMENT), ILL. EAST ZONE. THE TITLE COMMITMENT NO. 24001270WH WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
 Scale: 1 inch = 20
 Date: March 2, 2024.
 Ordered by: MPS LAW ATTORNEYS AT LAW

HGB EXISTING SITE PLAN



A. P. SURVEYING COMPANY, PC.
 LICENSE NO. 184-003309
 PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
PLAT OF SURVEY
 OF

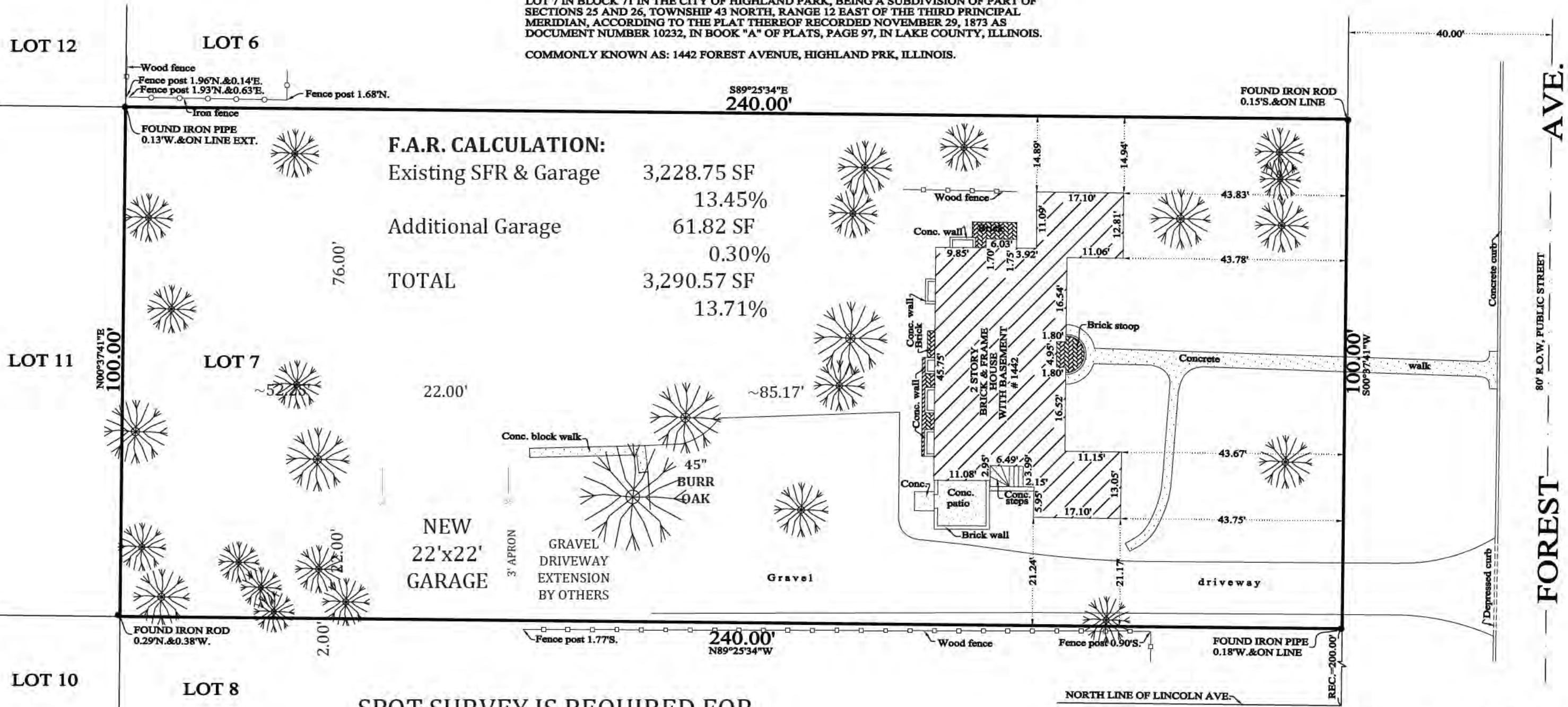
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 COMMONLY KNOWN AS: 1442 FOREST AVENUE, HIGHLAND PRK, ILLINOIS.

LOT 12 LOT 6

LOT 11 LOT 7

LOT 10 LOT 8



F.A.R. CALCULATION:

Existing SFR & Garage	3,228.75 SF
	13.45%
Additional Garage	61.82 SF
	0.30%
TOTAL	3,290.57 SF
	13.71%

SPOT SURVEY IS REQUIRED FOR THE FOUNDATION PRIOR TO FRAMING THE GARAGE

HGB PROPOSED SITE PLAN



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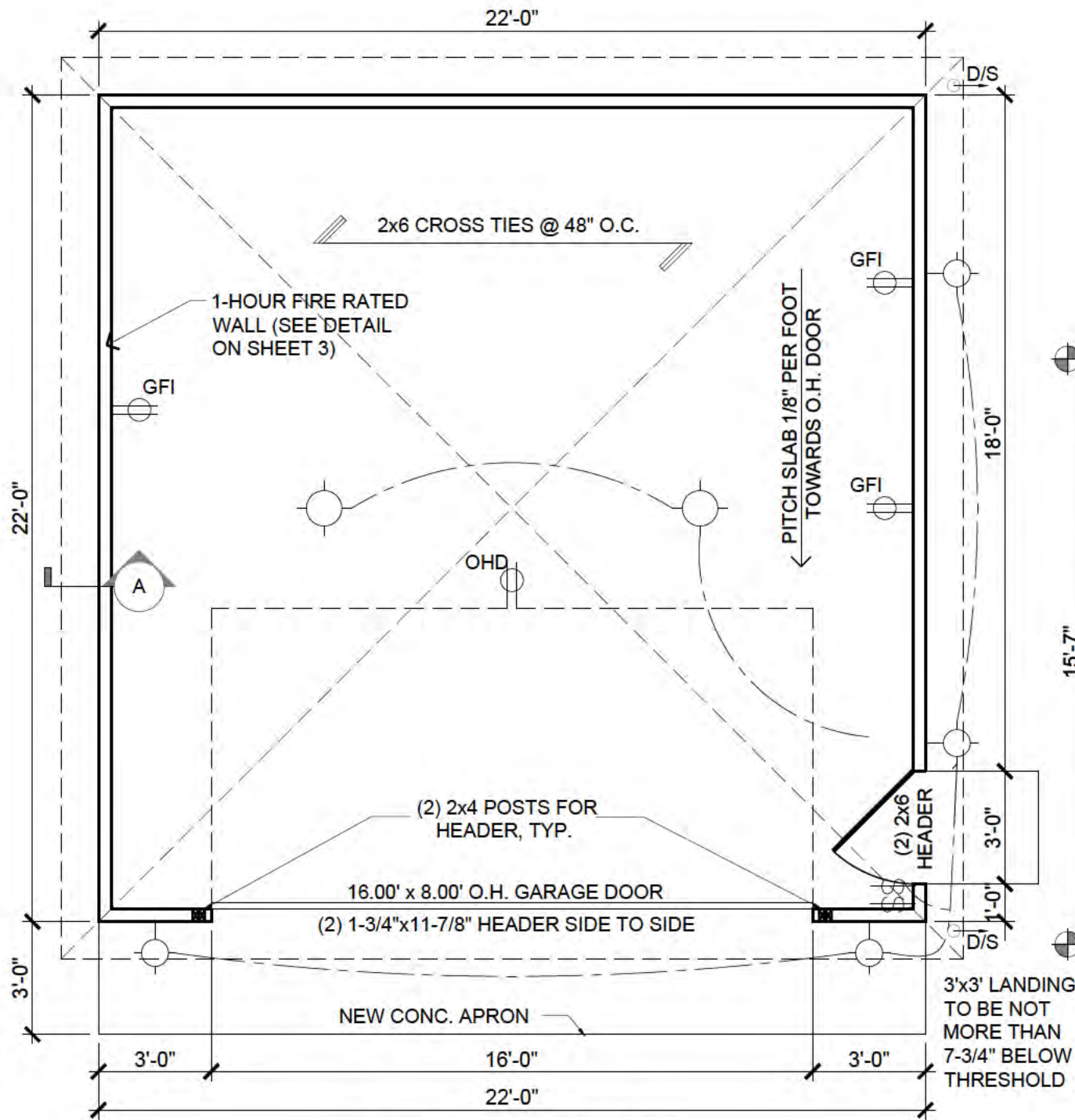
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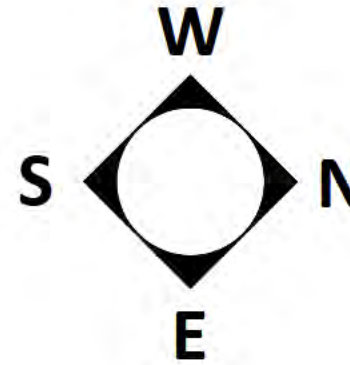
FOREST AVE.
 80' R.O.W. PUBLIC STREET

SOFFIT ON SOUTH SIDE TO REMAIN UNVENTED FOR FIRE-RATING PURPOSES



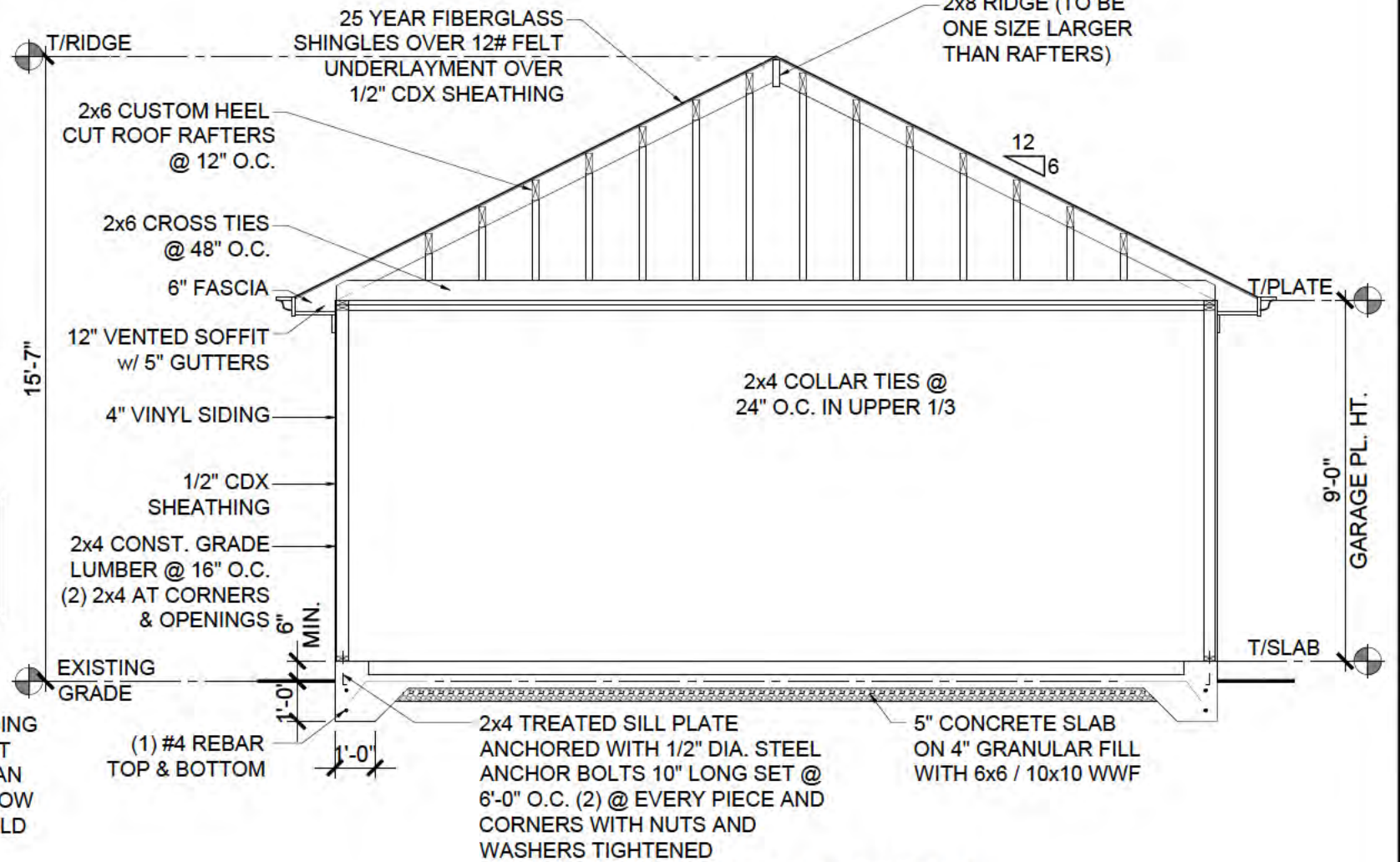
FLOOR PLAN

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



ELECTRIC DETAIL

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



BUILDING SECTION

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



DETACHED GARAGE - HIP ROOF
 1442 FOREST AVENUE, HIGHLAND PARK
 GOLDNER RESIDENCE

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

SHEET NAME:
FLOOR PLAN & BUILDING SECTION
 SHEET NUMBER:
1 OF 4



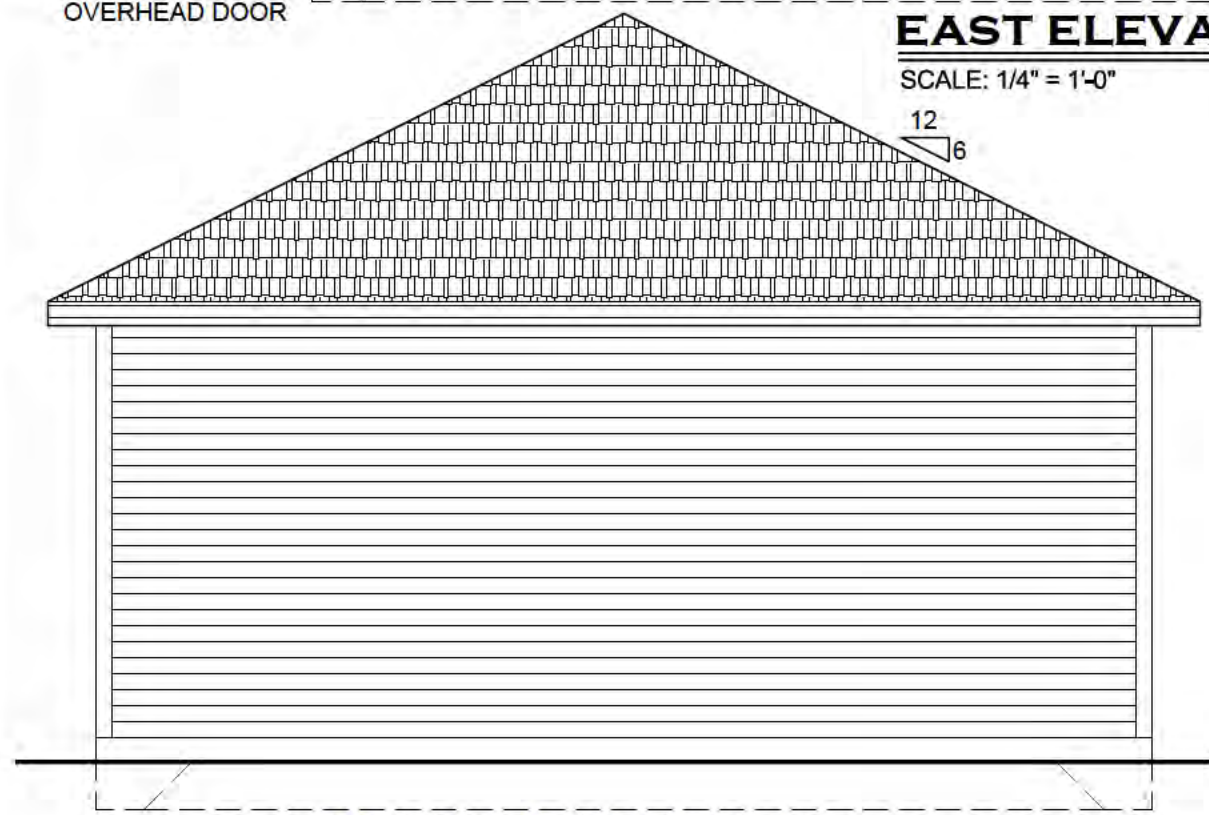
EAST ELEVATION

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



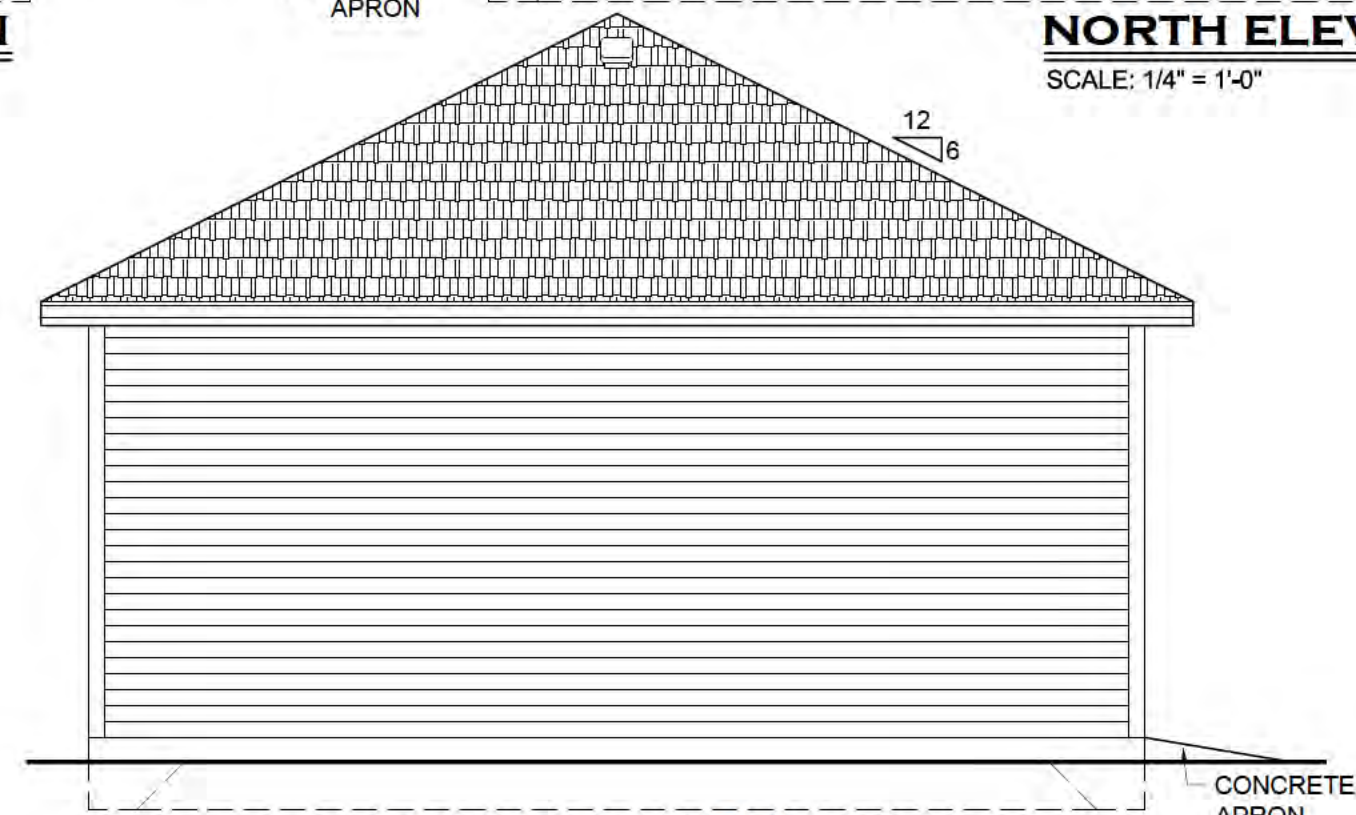
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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



DETACHED GARAGE - HIP ROOF
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 602 ACADEMY DRIVE
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 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATIONS
 SHEET NUMBER:
2 OF 4

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



3-D PERSPECTIVES

*These drawings are for illustration purposes only. Vaulted ceiling or attic heights are approximate and will be confirmed with the permit submission plans.

*Exact materials, colors and styles will be selected on proposal.



Michael & Ashley Goldner
1442 Forest Avenue
Highland Park, IL 60035



Date: March 7th, 2026

H.G.B. OFFICE: 602 Academy Drive, Northbrook, Illinois 60062



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
MICHAEL GOLDNER
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00069

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

This order ("**Order**") concerns the petitioner Andrew Venamore on behalf of the owner Michael Goldner of 1442 Forest 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 1442 Forest 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 side yard setback of 10.11 feet along the southern property line by 8.11' feet for a new detached garage;
5. Notice of the time and place of the hearing was duly published in Lake County News-Sun, a newspaper of general circulation in the City, not more than 30 days nor less than 15 days previous to the hearing, in accordance with the Zoning Ordinance and all applicable law.

6. Notice of the hearing was served upon the adjacent and adjoining property owners or occupants, in accordance with the Zoning Ordinance, Section 150.1203, and applicable law.
7. The application was heard by the Board at a public hearing of the Board on May 7, 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 side yard setback of 10.11 feet along the southern property line by 8.11' feet for a new detached garage;

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

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

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

- a. Proposed Site Plan on a plat of survey for 1442 Forest Avenue by HGB, dated March 2, 2024
- b. Proposed Floor Plan & Building Section for 1442 Forest Avenue by HGB, sheet 1 of 4;
- c. Proposed Elevations for 1442 Forest Avenue by HGB, sheet 2 of 4,
- d. 3-D Perspectives for 1442 Forest Avenue by HGB, dated March 7, 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

VAR-2026-00069
1442 Forest Ave

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

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

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

Order approved May 7, 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 1442 Forest Ave, is legally described as follows:

Lot 7 in block 71 in the city of highland park, being a subdivision of part of sections 25 and 26, township 43 north, range 12 east of the third principal meridian, according to the plat thereof recorded, November 29, 1873 as document number 10232, in book "A" of plats, page 97, in lake county, Illinois.

PIN: 16-26-208-015-0000

DRAFT

EXHIBIT B

[PLANS]

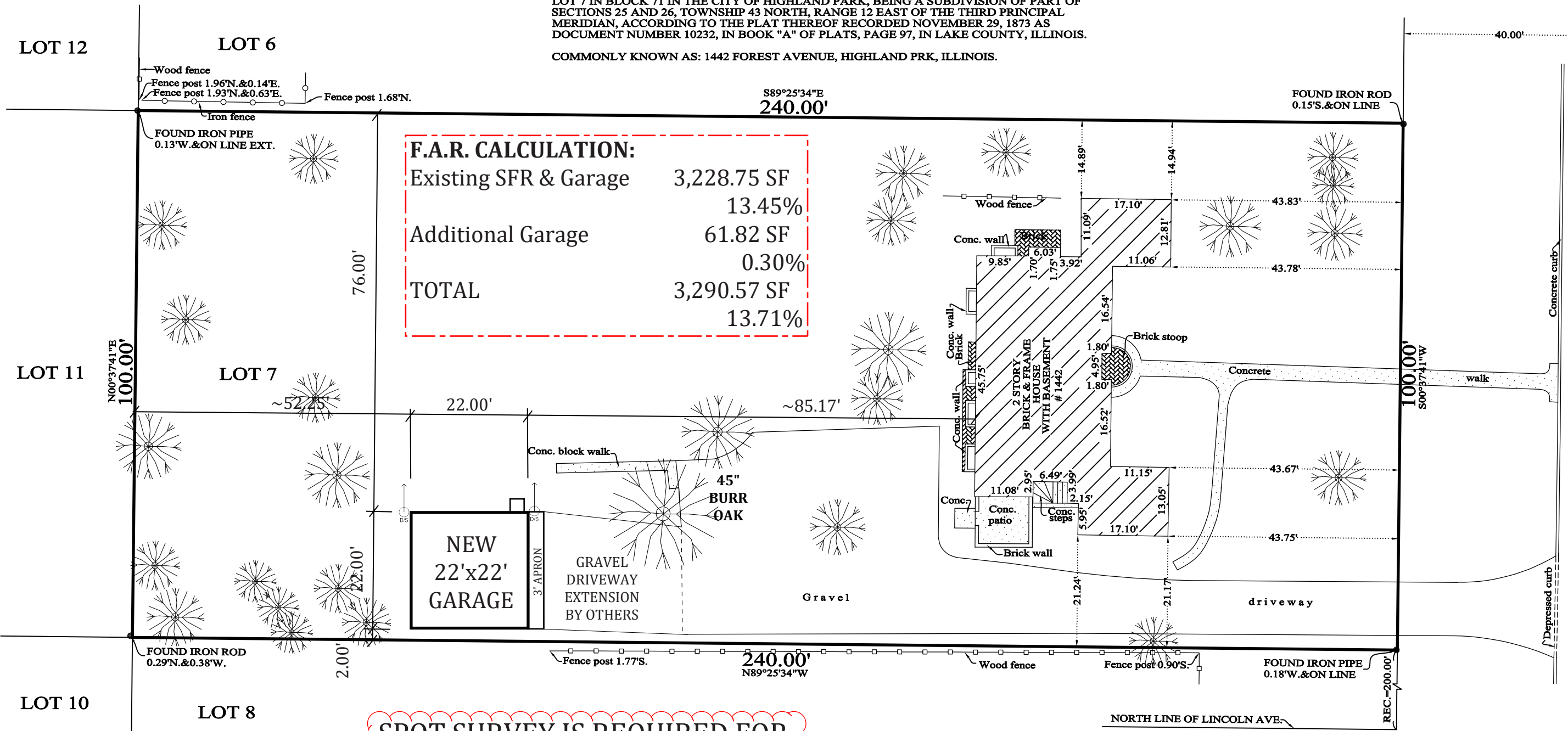
DRAFT



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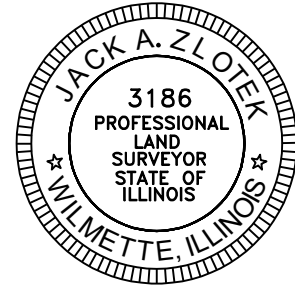


F.A.R. CALCULATION:

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Additional Garage	61.82 SF	0.30%
TOTAL	3,290.57 SF	13.71%

SPOT SURVEY IS REQUIRED FOR THE FOUNDATION PRIOR TO FRAMING THE GARAGE

HGB PROPOSED SITE PLAN



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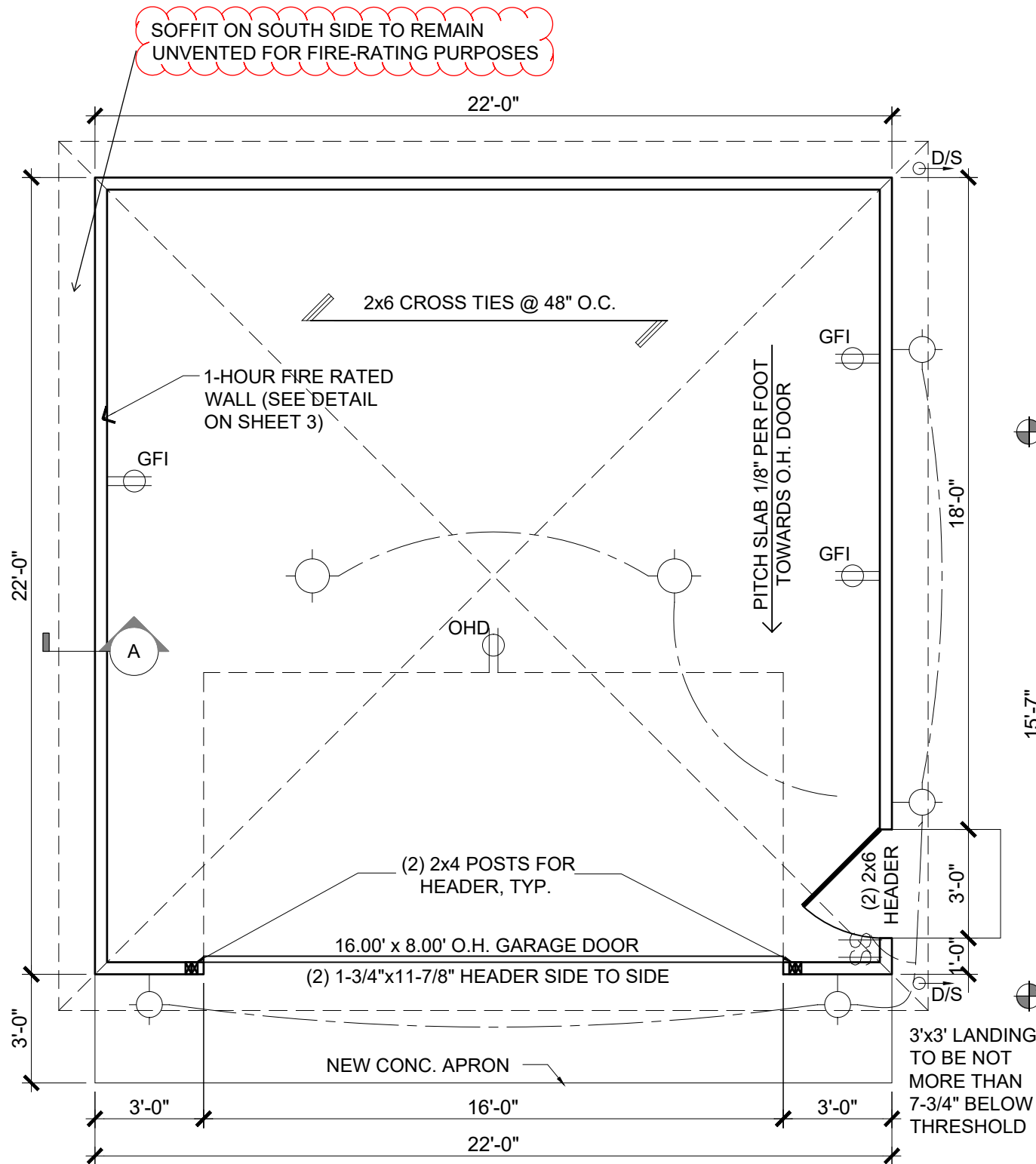
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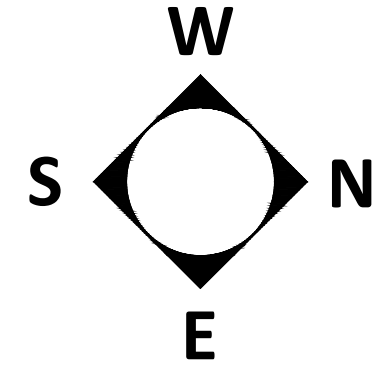
J. Zlotek
 PROF. LAND SURVEYOR No. 3186
 License Expiration: November 30, 2026.

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FOREST AVE.
 80' R.O.W., PUBLIC STREET

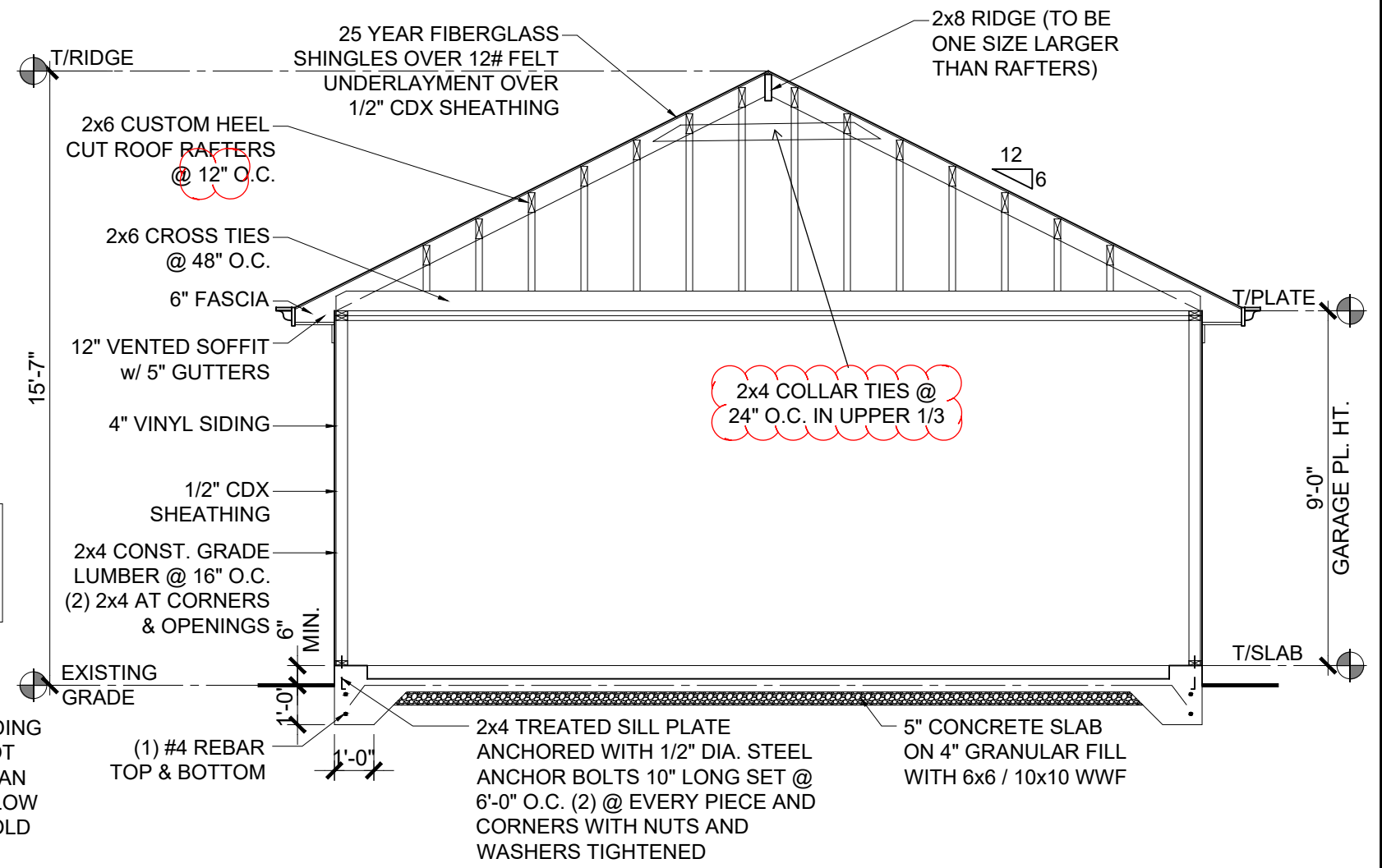


FLOOR PLAN
SCALE: 1/4" = 1'-0"



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- CONTAINED IN 3/4" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



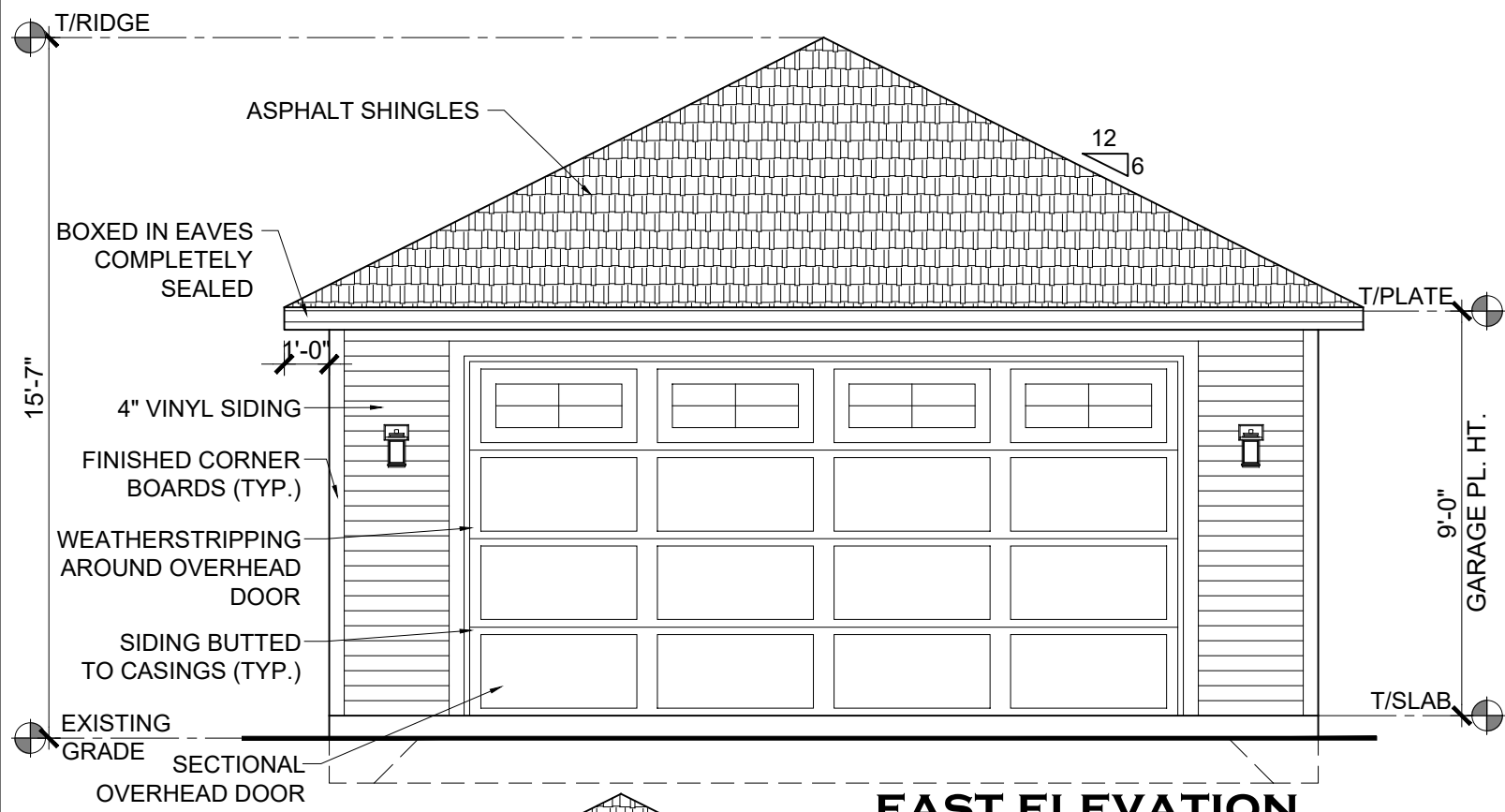
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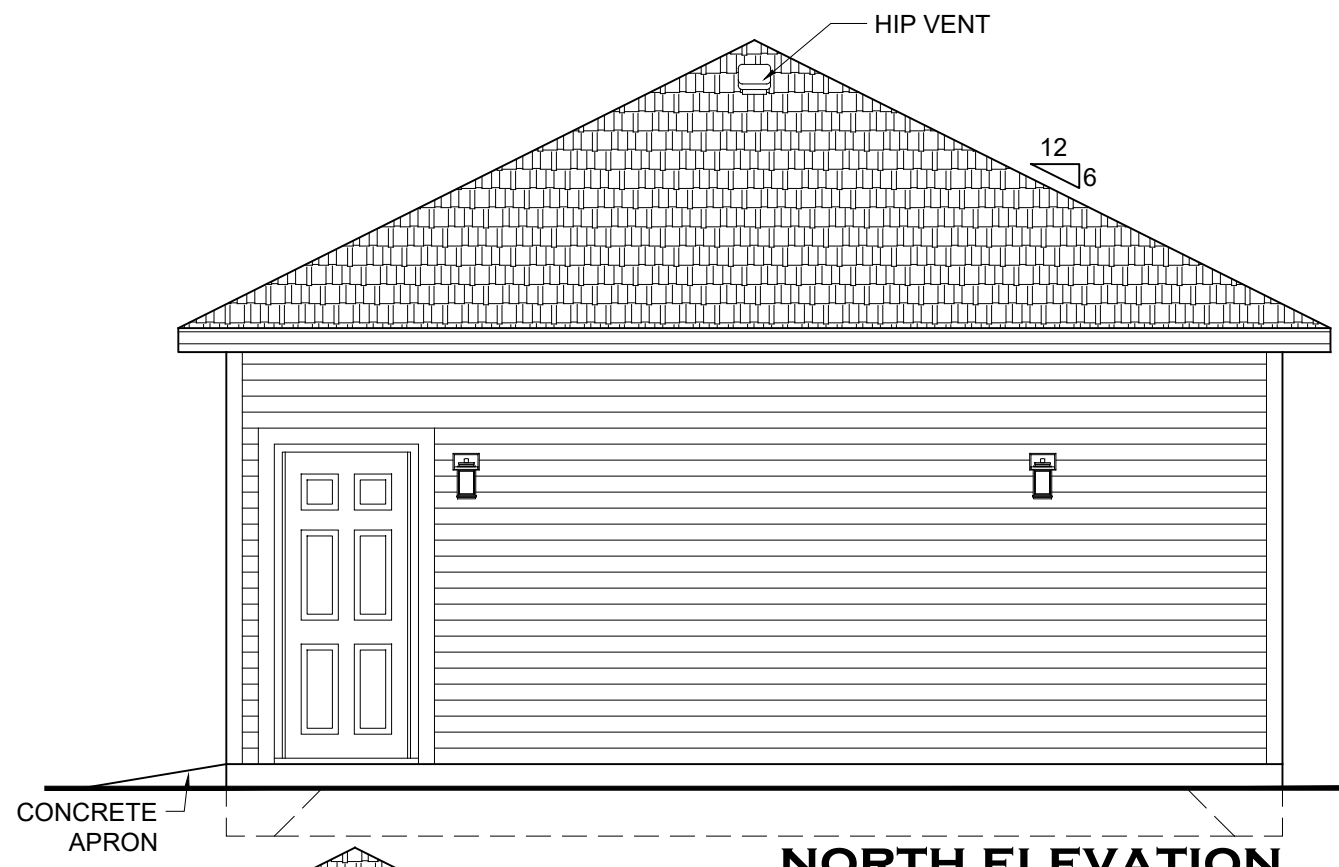
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GOLDNER RESIDENCE

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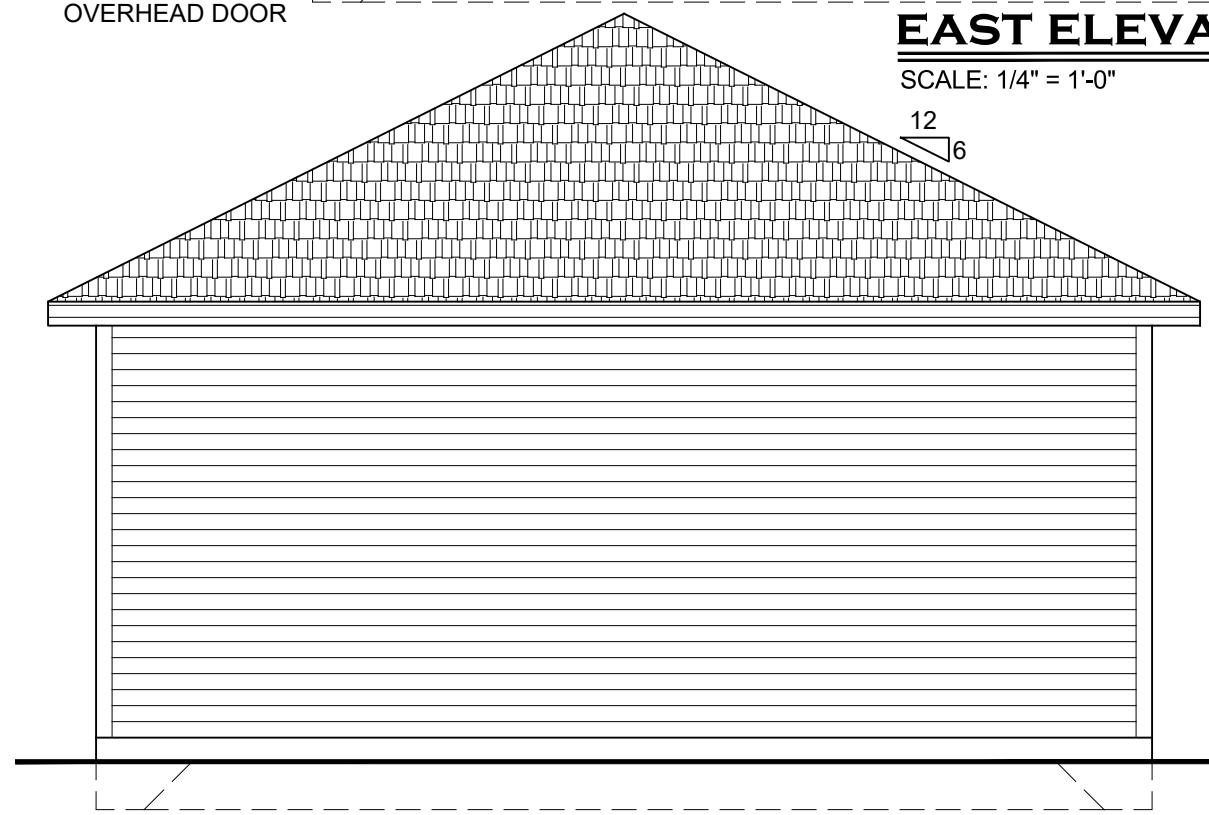
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FLOOR PLAN & BUILDING SECTION
SHEET NUMBER:
1 OF 4



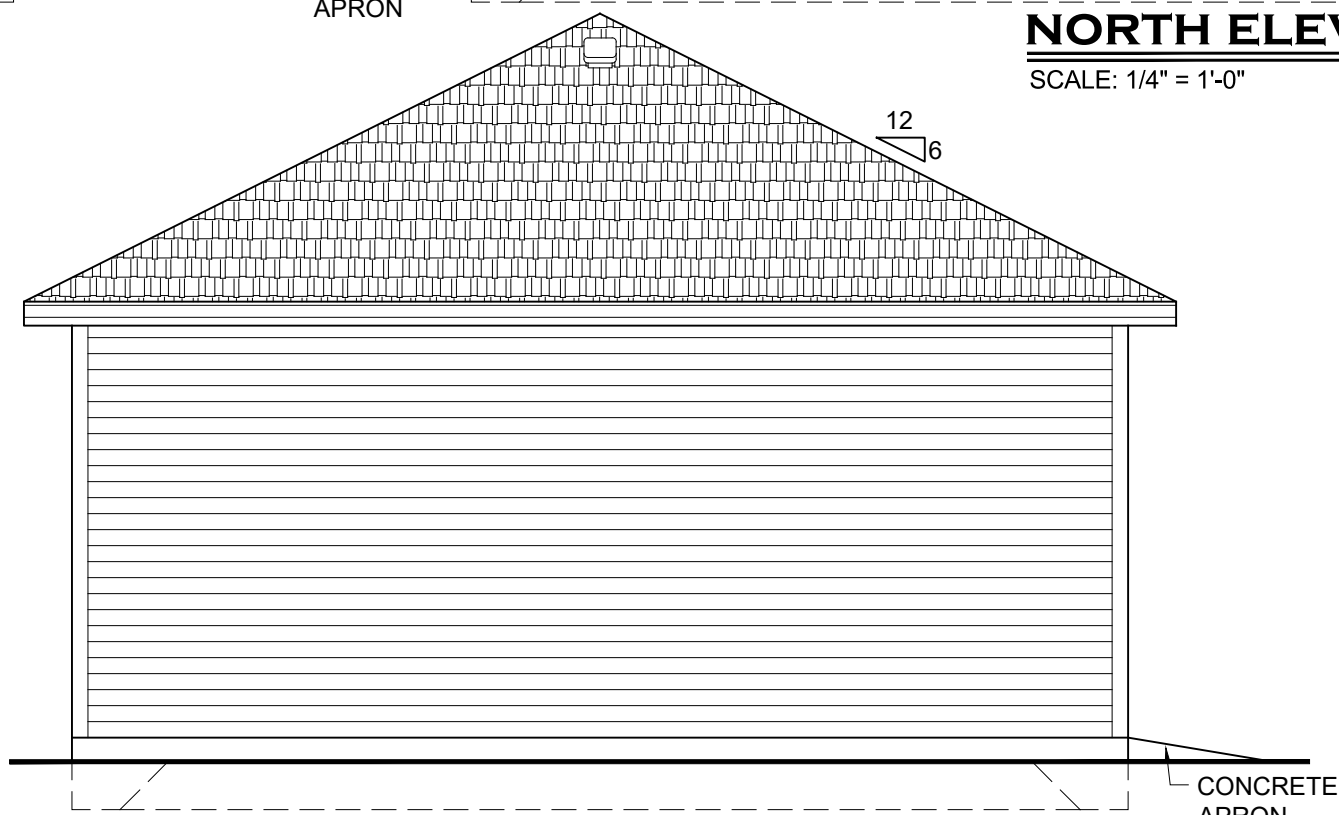
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NORTH ELEVATION
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Michael & Ashley Goldner
1442 Forest Avenue
Highland Park, IL 60035

Date: March 7th, 2026

H.G.B. OFFICE: 602 Academy Drive, Northbrook, Illinois 60062