

## **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 Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, June 2, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at [kburhop@cityhpil.com](mailto:kburhop@cityhpil.com). All emails and comments submitted for the Commission will be made public.

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

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

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

City of Highland Park  
Regular Meeting of the Plan and Design Commission  
Highland Park City Hall, 1707 St Johns Avenue

June 2, 2026

7:00 P.M.  
MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
  - a. Consideration of Plan and Design Commission Minutes
    - i. Regular Meeting on May 19, 2026
- IV. Scheduled Business
  - a. DES-2026-00096, Design Review Amendment, Sign Package Amendment, and Variations from the City Code (791-799 Central Ave.)
  - b. Final Plat of Re-Subdivision with Variations (0 Meadow Ln., a vacant lot with the PIN 1616310002 that is adjacent to 1700 Meadow Ln.)
- V. Other Business
  - a. Information Item: Administrative Design Review Update
  - b. Next Meeting – June 16, 2026, A Regular Meeting at City Hall
  - c. Case Briefing
- VI. Business from the Public
- VII. Adjournment

**MINUTES OF A REGULAR MEETING  
PLAN AND DESIGN COMMISSION  
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

**MEETING DATE:** Tuesday, May 19, 2026

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

**CALL TO ORDER**

At 7 p.m., Chairperson Kerch called the meeting to order. Staff was asked to call the roll.

**ROLL CALL**

**Commissioners Present:** Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus

**Councilmember Present:** Ross

**Student Council Absent:** Pielet

Staff declared that a quorum was present.

**Guests Present:** Russ Whitaker, Partner/Rosanova & Whitaker Ltd.  
Scott Borstein, Attorney/Neal & Leroy  
Jacob Dodds, Architect/Dirk Denison Architects  
Steve Gregory, Director of Land Planning & Landscape Architecture; Alex Eppert,  
Project Manager/Eriksson Engineering Associates, Ltd.

**Staff Present:** Fontane, Burhop, & Mistretta

**Others Present:** Marcus Martinez, Corporation Counsel/Elrod Friedman LLP  
Gale Cerabona/Recorder

**APPROVAL OF MINUTES**

*Regular Meeting of the Plan and Design Commission – May 5, 2026*

Chairperson Kerch thanked Vice Chair Nanus, the PDC, and Staff for their hard work during his absence.

Commissioner Nanus moved to approve the May 5, 2026, PDC regular meeting minutes. Commissioner Mantis seconded the motion.

On a voice vote

Voting Yea Commissioners Fettner, Henry, Ihnchak, Mantis, & Nanus

Voting Nay: None

Abstain: Chairperson Kerch; Commissioner Moore

Chairperson Kerch declared that the motion passed 5-0.

1 **SCHEDULED BUSINESS**

2 1. Public Hearing #PUD-2025-00087 to amend the following: (1) O11-2026, an ordinance approving a Special  
3 Use Permit for a Planned Development for 227 residential-units (townhomes) with garages, parking  
4 clubhouse amenity, landscaping, other related improvements, and a Special Use Permit for an Off-Street  
5 Parking Lot; including modifications from City Code; (2) a Plat of Re-Subdivision approved by Resolution R22-  
6 2026, with variations, and (3) Design Review, with variations (1660 and 1700 Old Deerfield Road)

7  
8 Senior Planner Burhop reviewed the proposal:

- 9 • Recommendation
  - 10 ○ will be presented to the HC
- 11 • Site – 28.6-Acre Site
  - 12 ○ subdivide into 2 lots
- 13 • Changes to Modifications – Height
  - 14 ○ reduced by 2'
- 15 • New Modification – Temporary Marketing Signage
- 16 • New Modification – due to “for-sale” units
- 17 • Plat of Re-Subdivision Changes
- 18 • Floor & Elevation Plan Changes
- 19 • Inclusionary Housing
- 20 • Phasing & Construction Logistics
- 21 • Other Staff Comments
- 22 • Recommendation

23  
24 Some PDC comments for Staff are.....

- 25 • Commissioner Ihnchak asked, and Senior Planner Burhop confirmed an access easement at  
26 Devonshire & Ridge is being removed.
- 27 • Commissioner Mantis said the easement is no longer necessary. The trail easement will still be there.  
28 Senior Planner Burhop concurred.
- 29 • Commissioner Moore asked, and Senior Planner Burhop said Staff recommends Bluegrass Restaurant  
30 be in the landscape buffer. Director Fontane said this would be 1 contiguous buffer instead of 2.
- 31 • Commissioner Fettner asked:
  - 32 ○ and Director Fontane said the Applicant would maintain the buffer.
  - 33 ○ if there would be a new traffic study. Senior Planner Burhop said yes, when occupancy  
34 reaches 90%.
- 35 • Commissioner Henry asked, and Senior Planner Burhop confirmed the HC will hear this case on  
36 June 3, 2026.
- 37 • Commissioner Nanus asked about signs and flagpole. Senior Planner Burhop illustrated same – 11  
38 signs on interior, 6 signs on property line, and 1 flagpole.
- 39 • Commissioner Moore asked how long the signs would be out. Senior Planner Burhop replied during  
40 construction. Director Fontane said a timeframe could be set.
- 41 • Commissioner Henry asked if there could be signage up now. Senior Planner Burhop said yes,  
42 pertaining to code.

43  
44 Chairperson Kerch swore in Petitioner, Russ Whitaker, Partner at Rosanova & Whitaker Ltd., who gave a  
45 presentation on M/I Homes:

- 46 • About M/I Homes
  - 47 ○ joint venture with Habitat

- 1 • Lake County Communities
- 2 • Recent M/I Townhome Communities
- 3 • Subject Property
- 4 • Updated – Rear/Side Elevations
  - 5 ○ bump-out is continuous at the back of the building
- 6 • Exterior Marketing Signage
- 7 • Interior Model Area
- 8 • Interior Marketing Signage
- 9

10 Commissioner Moore stated a lot of time was spent to reach an approval, and now items are being taken  
11 away; feel their time was wasted.

12  
13 Corporation Counsel Marcus said, regarding the code, construction signs are taken down once a Certification  
14 of Occupancy is issued. Temporary signs can remain up for 30 days.

15  
16 Chairperson Kerch asked about 50 lots and 227 townhomes. Mr. Whitaker said building pads will be placed  
17 (in non-easement area); re-subdivision of the lot.

18  
19 Councilperson Ross asked about 16x9 signs rather than 8x8 signs. Mr. Whitaker said this is what markets  
20 well. To not disturb the community, they hope to sell the townhomes as soon as possible; robust signage  
21 helps that.

22  
23 Commissioner Moore asked, since this is going from 3 phases to 2, how that affects the end point. Mr.  
24 Whitaker said they are phasing down. There is a shortage of homes in Illinois. The infrastructure will be  
25 completed in Phase II. The original Habitat plan was to be completed in 24 months. This will also be  
26 completed in 24 months.

27  
28 Director Fontane said Phase I is public improvements, 75 units, and the clubhouse. City Council/Staff are not  
29 concerned about the two Phases. Senior Planner Burhop clarified that 2-bedroom units will now be 3-  
30 bedroom units.

31  
32 Chairperson Kerch asked if anyone in the audience wishes to speak. He swore in the following:

- 33 • Lisa Radin said the storm sewer should not connect with existing lines – residents would like a  
34 guarantee. She stated a new traffic study should be conducted. Ms. Radin asked how the railroad  
35 will be made safe. She discussed school busses. Signage will be overkill and impact visibility.

36  
37 Chairperson Kerch said Engineering Staff will approve all sewer requirements. Senior Planner Burhop  
38 concurred.

- 39  
40 • Sandy Lurie said she hopes this developer is totally successful. A 16' sign is too big to have on Ridge  
41 Road. She asked:
  - 42 ○ when the EPA makes its report
  - 43 ○ when an HOA would be formed
  - 44 ○ how the landlord would be responsible for critters
  - 45 ○ what would be screened on Ridge Road

46  
47 Ms. Lurie said, regarding the Devonshire crosswalk, it never should have been there; a danger to the



community. Residents are heartened City Council removed it.

- Jim Lederer, owner of Bluegrass, said they would like a berm, 4' screening since they are giving up dirt. He noted the speed limit on their road is 25 mph.

Councilperson Ross said there was a lot of discussion at City Council about the crosswalk. Concern was expressed by neighbors. She noted the PDC was not disrespected.

Some PDC comments are.....

- Commissioner Nanus said he is not a fan of a lot of signage; 1, not 2, signs would be okay on Old Deerfield Road; well above what's permitted in Highland Park. He is against this and is okay with internal and wayfinding signage.
- Commissioner Moore concurred.
- Commissioner Fettner concurred, and noted other modifications are improvements.
- Commissioner Ihnchak:
  - concurred, and stated people know this development is here, as there is a housing shortage.
  - would like to see a bigger buffer between the homes and industrial properties to the north.
- Commissioner Mantis is generally okay with this proposal.

Mr. Whitaker said he has no objection to adding landscaping as long as residents confirm this. He asked about signage, and noted Sign "S" would be placed. Other signs could be removed. Regarding screening along Ridge Road, that won't change. Regarding EPA, that information has been submitted (there are heavy metals, soils which will be taken off-site); pending EPA approval.

Corporation Counsel Martinez reminded the Amendments are before the PDC. The development was already approved.

Councilperson Ross asked about the landscape strip. Director Fontane expounded this is regarding the area at the Bluegrass Restaurant.

Chairperson Kerch swore in the following audience member:

- Dan Wagner said he likes the lighting and suggested the flagpole not be lit.

Commissioner Mantis moved to direct Staff to draft Findings of Fact recommending approval with the Condition there is:

- No more than one 16x9 foot sign on Old Deerfield Road
- No more than one 8x8 foot sign on Ridge Road

Commissioner Nanus seconded the motion.

On a roll call vote

|             |                                                                                  |
|-------------|----------------------------------------------------------------------------------|
| Voting Yea  | Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus |
| Voting Nay: | None                                                                             |

Director Fontane declared that the motion passed unanimously.

Commissioner Nanus moved to continue this matter to the June 16, 2026, PDC meeting. Commissioner Moore seconded the motion.

On a roll call vote

Voting Yea                      Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus

Voting Nay:                      None

Director Fontane declared that the motion passed unanimously, there would be no new notice, and the next meeting would take place at City Hall in Highland Park, at 7 p.m.

2. Public Hearing #PUD-2025-00086 for a Special Use Permit in the Nature of a Preliminary and Final Planned Development; Design Review; variations and modifications from City Codes; and to amend the Planned Development approval O29-98 for property commonly known as "Town of Fort Sheridan" including the Town of Fort Sheridan Master Redevelopment Plan (0 Patten Road.; a vacant parcel with PIN 1611301063 adjacent to the property 3535 Patten Road)

Senior Planner Burhop reviewed the proposal:

- Recommendation
- Site
  - 1.33 acres
  - RM1 zoning
- Background
  - approved in 1998
  - designated setbacks
  - driveway access along Patten Road
- Neighborhood
- Site Plan
  - 10 detached single-family homes
  - private cul-de-sac
- Modifications – Setbacks
- Modifications – Other
- The Ravines Open Space Plan
- Landscaping Plan
- Renderings
- Elevations
- Inclusionary Zoning
  - cash payment-in-lieu of \$370,800
- Other Comments
  - storm water management
  - air-conditioning mechanical units, screening
  - fencing
  - exterior lighting
  - pedestrian movement
- Recommendation

Some PDC comments are.....

- 1 • Commissioner Fettner said:
  - 2 ○ if the previously-slated tower was built, the Applicant would not have to come to the PDC.
  - 3 Senior Planner Burhop and Director Fontane concurred.
  - 4 ○ there would not be a traffic study. Senior Planner Burhop advised that Staff concurs, as it is
  - 5 a 10-unit plan.
- 6 • Commissioner Ihnchak asked:
  - 7 ○ about common open space. Senior Planner Burhop said the MPP supersedes this; over 20%.
  - 8 ○ where the open space is. Senior Planner Burhop illustrated same, and said there is no
  - 9 subdividing requested.
- 10 • Commissioner Mantis asked why the second tower wasn't built. Director Fontane said it is unknown.
- 11 • Chairperson Kerch said, due to the MRP never changing, that's why this needs so much relief.

12  
13 Director Fontane added, regarding homes off of Bradley Ct., those are the rear homes on the cul-de-  
14 sac. Senior Planner Burhop displayed same and said, access would have to be amended.

- 15
- 16 • Commissioner Henry asked for clarification regarding setbacks for each house for RM1 standards.
- 17 Senior Planner Burhop said setbacks are 25' in the front yard, 10' in the side yard.
- 18 • Commissioner Ihnchak concurred and identified the east single-family dwellings.
- 19 • Commissioner Moore:
  - 20 ○ asked if this is under the Lake County Zoning District. Senior Planner Burhop said no, this
  - 21 refers to the MRP.
  - 22 ○ concurred with Commissioners Henry and Ihnchak.

23  
24 Senior Planner Burhop noted these are 2 acres per unit.

25  
26 Chairperson Kerch swore in Petitioner Scott Borstein, Attorney with Neal & Leroy, who advised this is the  
27 culmination of a year of thoughts and planning. This is a PUD. Based on the market, this is the best use.  
28 There are 25' front-yard setbacks, and 9' side-yard setbacks.

29  
30 Chairperson Kerch swore in Jacob Dodds, Architect with Dirk Denison Architects, who shared the setting of  
31 Fort Sheridan was the inspiration. A cluster of homes is envisioned around a courtyard. The site has irregular  
32 geometry. A PowerPoint presentation was given:

- 33 • Renderings
  - 34 ○ pitched roofs
  - 35 ○ fenced landscaping (no actual fence)
  - 36 ○ clear-story windows
  - 37 ○ natural materials from Fort Sheridan (stucco, masonry, zinc roofs, stained wood)
- 38 • Conceptual photos were shown
- 39 • Materials were displayed
- 40 • Site Plan
- 41 • Elevations
- 42 • Homes are 2,300 square feet on the first floor with a half second floor and basement
  - 43 ○ 2 types

44  
45 Chairperson Kerch swore in Steve Gregory, Director of Land Planning & Landscape Architecture with  
46 Eriksson Engineering Associates, Ltd., who advised there will be:

- 47 • native, adaptive plants

- arborvitae
- a lot of green in the interior, perimeter
- Oak tree will remain; will work with Staff and Forestry

Chairperson Kerch swore in Alex Eppert, Project Manager with Eriksson Engineering Associates, Ltd., who stated there will be:

- a natural highpoint on the north traveling south
- drainage to the west, south, and east into the ravine
- discharge and funnels in a concrete trough
- access from Patten Road
- 2 exit points. A lift station is proposed.
- water tapped from Patten Rd. and looped to Bradley Ct.; existing hydrant will be relocated up the hill.
- grading and erosion control; some steep slopes

Mr. Borstein said this is intended as a condominium development. Individual lots won't be subdivided. A common area will be the private yard, patio, and courtyard.

More PDC comments are.....

- Commissioner Nanus asked if Fire Staff was consulted due to turning radius. Mr. Dodds said yes, this is a Preliminary Plan. Fire Staff had no issues. The center element may be an issue and is negotiable. Director Fontane said all PUDs are sent to the Fire Department.
- Commissioner Mantis asked what the public benefit is. Mr. Borstein said the site has been vacant for almost 30 years. This plan is a public benefit; market demand. Significant landscaping and beautification will be added as well as Heritage trees.

Chairperson Kerch stated all those items are not a public benefit. They are standard for a PUD.

Mr. Borstein noted possible preservation of a monument sign may occur.

Director Fontane corrected they are going to plant the same species of Heritage trees.

- Commissioner Fettner asked if any Heritage trees are being removed. Senior Planner Burhop said no. It was noted the plan was reviewed by the City Forester, and there were no concerns.

Mr. Gregory said there are some Key trees. Heritage trees will be replaced per code.

- Commissioner Moore said 3' of relief is being asked for side yards. There is a concern that would be too small. Mr. Dodds said the typical space is 5' between buildings. There are no issues.
- Commissioner Ihnchak asked, and Mr. Dodds said it would be 5' total.

Chairperson Kerch asked if anyone in the audience wishes to speak. He swore in the following:

- Lisa Rosenberg said Fort Sheridan is a historic environment. She has concerns about:
  - density and site plan
  - spatial character
  - architecture and materials are a departure

She urges the PDC to have this revised; not violate setbacks; have consistent and historic character.

- Philip West who lives adjacent (and serves on nearby Boards) noted he sent a letter. He is not opposed, as this needs to be developed. What he opposes is the site plan; should be consistent; place homes on Bradley Ct. or across the street; would blend into the neighborhood. Variances should only be for extenuating circumstances.
- Steve Kanter lives in the home that borders this property. He sent a letter and is upset, as he moved here to have homeowners' rights, setbacks protected. Open space will be removed. Three or more trees are proposed to be removed.
- Anthony Rizzato represents himself and some neighbors from Bradley Ct. Issues are:
  - variance exceeds square footage of single-family homes
  - proper notification wasn't received
  - regarding the MRP, this development doesn't reflect neighborhood character, compatibility with existing fabric
  - wants quality design not quantity
  - green space is minimized
  - control impacts of new subdivisions

In closing, a smaller, non-encroaching project would decrease impacts; expanding ravines. Slopes are part of the ravines.

- Sarah Appel noted she is a resident of the Ravines Condominiums and stated this project:
  - is too dense
  - homes are supposed to face the street; not consistent
  - original Fort buildings were made of clay. Stucco bothers her.
  - arched entryways are currently present
  - brick wall faces Patten Road

Ms. Appel believes this would be a big mistake. Putting RM1 homes would enhance the neighborhood and preserve property values. She is concerned about traffic, parking, and sewers. The run-off from the bridge goes into the ravine.

- Cindy Zarcone has lived in Fort Sheridan, which is a sanctuary, for 5 years. The density proposed is extreme. A condo community is a lovely idea, but it takes away green space; inconsistent. Tree preservation, traffic, parking are significant. The original tower is being extended. She is against this. Ms. Zarcone doesn't like removing the entrance from the south side of Patten Road, as it is historical. A large MHA entertainment facility has been approved; will increase water flow and impact water run-off into the ravine.

Final PDC comments are.....

- Commissioner Moore said the houses are too big. Size of gangways between buildings is small. Smaller houses would help the housing stock. There needs to be more setbacks.
- Commissioner Mantis said the brick element missing is foundational. There isn't a shortage of townhouses.
- Commissioner Ihnchak agrees; would like fewer homes and more green space. The pillar is iconic for the area.
- Commissioner Fettner said it seems denser than a tall building. The design is nice; should be more consistent with Fort Sheridan; would like to see a different plan.

- Commissioner Henry said everyone wants to see this property developed. Building materials aren't consistent; small spaces between homes. There are traffic, storm water issues; challenging plan.
- Commissioner Nanus said it's a challenging lot. He commends the Petitioner for trying to make it viable. He would like to see a different housing plan.
- Chairperson Kerch wants to defend the Master Plan. He doesn't want to change that. This plan has double the density. The public benefit is non-existent. Chairperson Kerch is worried about the trees; not consistent with any other products at Fort Sheridan.

Commissioner Mantis moved to continue this matter to the June 16, 2026, PDC meeting. Commissioner Nanus seconded the motion.

On a voice vote

|             |                                                                                  |
|-------------|----------------------------------------------------------------------------------|
| Voting Yea  | Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus |
| Voting Nay: | None                                                                             |

Director Fontane declared that the motion passed unanimously, there would be no new notice, and the next meeting would take place at City Hall in Highland Park, at 7 p.m.

#### **OTHER BUSINESS**

##### **1. Information Item: Administrative Design Review Update**

Senior Planner Burhop noted an Administrative Design Review approved:

- a utility pad at 636 Ridge Road
- an item at the Woodhouse Spa, 1850 Second Street
- a temporary trailer at Kia McGrath, 250 Skokie Valley Road

##### **2. Next Regular Meeting – June 2, 2026**

The next regular meeting is scheduled for June 2, 2026.

##### **3. Case Briefing**

There was no Case Briefing.

#### **BUSINESS FROM THE PUBLIC**

There was no Business from the Public.

#### **ADJOURNMENT**

Commissioner Nanus moved to adjourn at 10 p.m. Commissioner Fettner seconded the motion.

On a voice vote

|             |                                                                                  |
|-------------|----------------------------------------------------------------------------------|
| Voting Yea  | Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak, Mantis, Moore, & Nanus |
| Voting Nay: | None                                                                             |

Chairperson Kerch declared that the motion passed unanimously.

Respectfully Submitted, Gale Cerabona/Recorder

**MINUTES OF A REGULAR MEETING ON MAY 5, 2026, WERE APPROVED WITHOUT CORRECTIONS.**

## MEMORANDUM – PLAN & DESIGN COMMISSION

**TO:** Plan and Design Commission (“*Commission*”)  
**FROM:** Community Development Department  
**DATE:** for the June 2<sup>nd</sup>, 2026 Commission meeting  
**RE:** **DES-2026-00096, Design Review, Sign Package, and Variations from the City Code (791-799 Central Ave.)**

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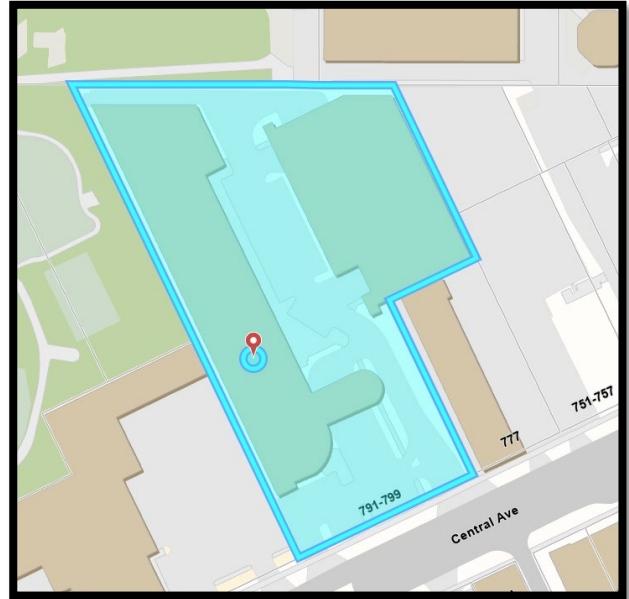
### **RECOMMENDATION:**

Staff recommend the Commission carefully review the revised materials and discuss the proposed design changes.

A Cert. of Approval is included as **Attachment 6**, that adopts the Design Review and Sign Package as proposed.

### **PROJECT SUMMARY:**

Alec Thornton (the “*Applicant*”), acting as an agent for Keshet (the “*Property Owner*”), proposes an amendment to approved Design Review for exterior changed to the existing structure located at 799 Central Ave. (the “*Property*”). The Applicant proposes the following amendments:



- Change the exterior material and color for the gym addition and monument sign from Copper Patina ACM to Blue Fiber Cement Board.
- A new proposed thermoplastic color design will be installed on the asphalt on the east side of the building, along the internal drive aisle.
- The approved Knee Wall installed around the pedestrian walkway will not be installed.
- Change the dimensions of the previously approved canopy.
- Reduce the amount of openings<sup>1</sup> on the west façade from 6 to 5.
- Reduce the amount of openings on the north façade from 2 to 1.

The site is one tax parcel with frontage on Central Ave, and is located just west of the intersection of Green Bay Road & Central Ave. There are multiple tenants, each with their own principal use within the commercial shopping center. In addition, there is an existing onsite two story parking garage, which provides 182 parking spaces. There is no change of principal use proposed.

The Applicant is requesting an amendment to previously approved design review. The sign package, landscaping plan, parking, and height will all remain the same; with no amendments requested.

### **COMMISSION CONSIDERATION & CHANGES:**

The Commission originally approved Design Review at the [October 21, 2025](#) Meeting. The applicant now wishes to amend the approved Design Review.

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<sup>1</sup> The term ‘openings’ refers to windows, doors, storefronts, etc.

➤ The following considerations are before the Commission:

1. Design Review for the proposed amendments, including design, materials, layout, and exterior lighting – see **Attachment 3**.
  - a. Change the exterior material for the gym addition and monument sign from Copper Patina ACM to Blue Fiber Cement Board – See **Attachments 4 & 5**
  - b. A new proposed thermoplastic color design will be installed on the asphalt – See **Attachments 4 & 5**
  - c. Change the dimensions of the previously approved canopy – See **Attachment 6**
  - d. Reduce the overall number façade openings from 8 to 6 along the north and west – See **Attachment 6**

### **STANDARDS OF APPROVAL:**

The applicant has submitted an application for Design Review. The following provide the standard of review for this consideration. The Commission must consider all the standards and all standards must be met, as appropriate and indicated in the below sections of City Code.

Chapter 176, [ARTICLE II](#). - DESIGN REVIEW STANDARDS

### **DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:**

This project is subject to the provisions in Chapter 176 of the City Code, “Design Review.” These include the following:

#### *(A) Site Plan.*

- (1) The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.*
- (2) Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.*
- (3) Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.*
- (4) Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.*

#### **Staff Comment & Review:**

- Landscaping plan was approved on 10.21.25. The applicant is **not** proposing any amendment to the landscape plan. The Certificate of Approval from the PDC is still in effect with respect to the landscaping. The changes to the canopy will not affect the accessibility of the principal entrance.

#### *(B) Site Treatment.*

- (1) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.*



- (2) *Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*
- (3) *Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.*
- (4) *Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.*

**Staff Comment & Review:**

- The proposed concrete walkways for pedestrians are separated from the vehicular use area by 12 safety bollards and 5 ground planters. The previously approved knee wall will no longer be installed.

**(C) Building Design.**

- (1) *Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.*
- (2) *Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.*
- (3) *Building materials shall be durable and conducive to easy maintenance and upkeep.*
- (4) *Mechanical or other utility equipment.*
  - (a) *Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.*
  - (b) *Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.*
- (5) *Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.*

**Staff Comment & Review:**

- The Applicant is not proposing any new mechanical or utility equipment.

**(D) Lighting.**

- (1) *Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.*
- (2) *Light sources shall be shielded from view from public rights-of-way and residential districts.*
- (3) *Light poles located within a Vehicular Use Area shall be located between parking spaces.*
- (4) *Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.*

**Staff Comment & Review:**

- Applicant has indicated no changes, and all existing lighting shall remain as is.

**(D) Awnings.**

- (1) *Awnings are encouraged to be mounted with respect to the design of the building bays and windows, and so as to not detract from the window trim or other architectural features of the building.*
- (2) *Awning design and construction shall meet the standards set forth in Article XX of [Chapter 150](#) of this Code and in [Chapter 170](#) of this Code.*

**Staff Comment & Review:**

- The proposed amendment to the canopy above the principal entry way makes the design more uniform to the building, while also providing the same visibility to pedestrians and vehicular traffic.
- (F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

**Staff Comment& Review:**

- Applicant has indicated no changes to existing fencing.

**CITY DEPARTMENT COMMENTS:**

The following provides summary comments from City staff.

- *Public Works – No comments*
- *Public Works - Engineering Division: No comments.*
- *Fire Department and Building Division: Permit required.*

**STAFF COMMENTS:**

- **The applicant has indicated that no change shall be made to the existing approved sign package**
- **The applicant has indicated that no change shall be made to the existing approved landscape plan**
- **The applicant has indicated that no change shall be made to the approved height increase**
- **The applicant has indicated that no change shall be made to parking.**

**THE SECTIONS BELOW ARE A RECAP OF THE ORIGINAL APPROVED PROJECT.**

**BUILDING, USE, & SITE DESIGN:**

The Applicant proposed a change in the overall height of the principal structure by 9'. A rendering and elevations have been provided in **Attachment 4**. The overall footprint of the structure did not change, and the majority of the work will take place on the interior of the property.

- The existing use is a multi-tenant building with different principal uses.
- The facility has the following components
  - Six existing tenant spaces (sizes vary).
  - Existing two story parking garage.

- The Applicant has previously confirmed that the majority of customer and tenant employee parking shall be in the existing parking garage. All ADA parking will be located outside of the parking garage and closer to the principal structure.

### **ZONING ANALYSIS:**

The Property is zoned “B4-5 Service/Commercial”. There are multiple principal uses within the shopping center.

#### **Land Use.**

Per Section 150.490 the land use Community and Recreation Center is listed with a “P” for a permitted and is an allowed use at this location, pursuant to appropriate regulations. The petitioner’s current use is “Community and Recreation Center”. The Applicant has indicated they may amend the use to “Institute for Special Education”. That is also a permitted use in this district.

#### **Height.**

The maximum allowed height in the B4-5 district for a principal structure is 51 feet. The proposed height after the addition will be 43 feet.

- **Staff Comment:** The proposal **complies** with B4-5 height requirements.

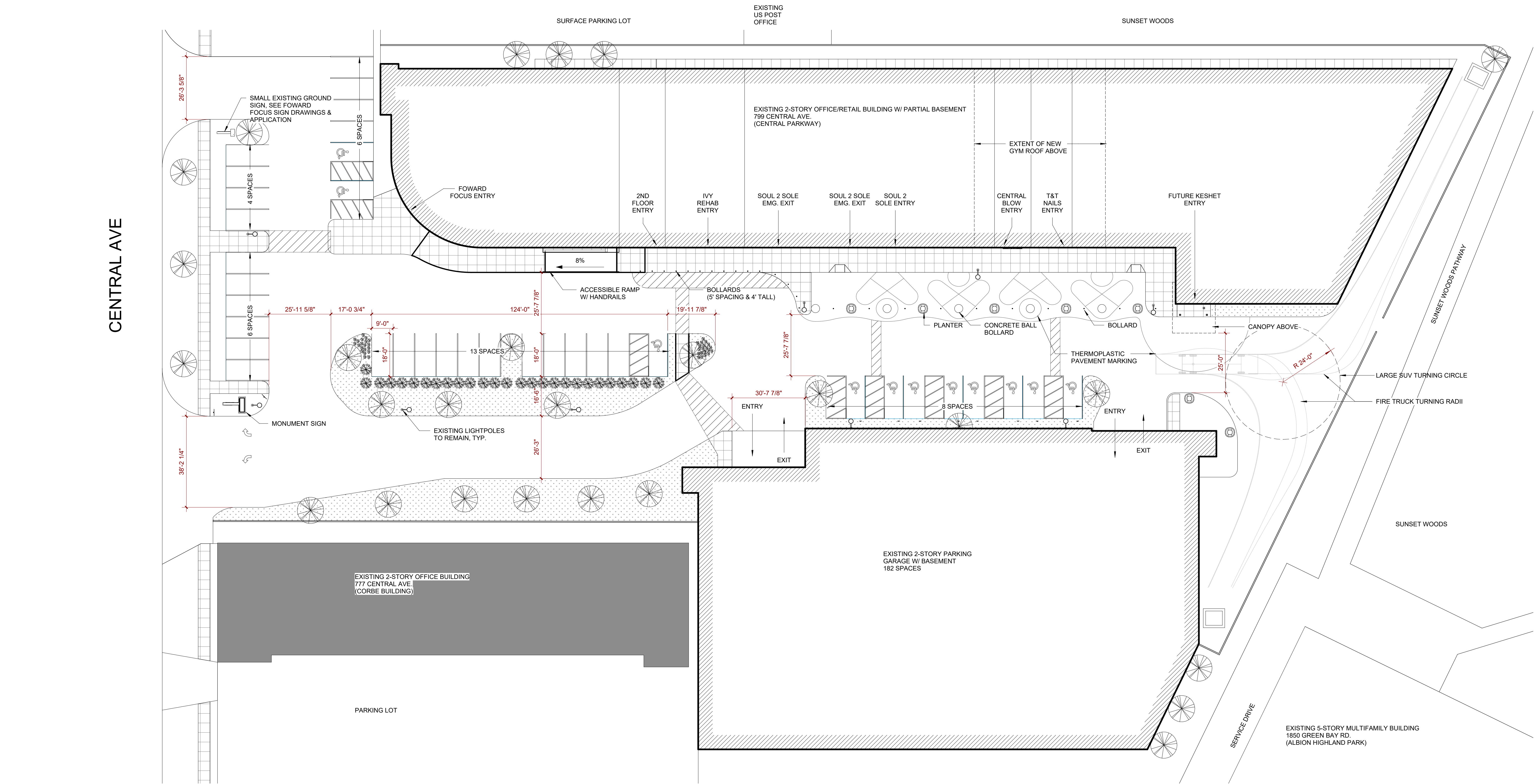
## **799 Central Narrative for Highland Park Design Review Application | 06.02.26**

799 Central Avenue is an existing 2-story steel framed building with brick, stone, and ACM cladding built in 2003 as a mixed-use development with mercantile spaces on the first floor, office space on the second floor and a 2-story with basement health club anchoring the rear of the building. The building is unique in that the front of all the tenant spaces are turned perpendicular to the street frontage leaving only the short side of the structure facing Central Ave.

The building was bought by Keshet in 2023, which is a non-profit organization that provides services & activities to participants with disabilities, with the goal of becoming the marquee tenant repurposing a portion of the building to serve as their special education facility. The repurposing of the building will enable Keshet to consolidate their services and provide dedicated activity spaces that they currently do not have as renters in several locations and as a secondary entity that occupies spaces at some local schools.

This renovation & addition will occupy the former health club space which has been vacant since the pandemic as well as an adjacent vacant mercantile space. This project is meant to serve as a first phase to Keshet's occupancy of the building, which may eventually encompass other areas of the building. The scope of the project is an interior gut renovation to reconfigure the space to Keshet's needs by providing classrooms, specialized spaces for Keshet programs, offices, & social spaces. The most visible exterior scope of the project is the increase in height of a space on the second floor to create a gym. This gym will essentially raise a portion of the existing roof 9 feet with new walls clad in fiber cement board (FCB) in a similar style to the existing ACM design language established by the building. This height increase still allows the building to conform to the massing requirements for its zone, B4-5. The remainder of the exterior scope on the building are some new windows & doors in existing walls and a new canopy for Keshet's entry. The site will also be modified in order to better divide the traffic between existing tenant spaces and Keshet as well as addressing site security concerns for Keshet's population.





SITE PLAN

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026

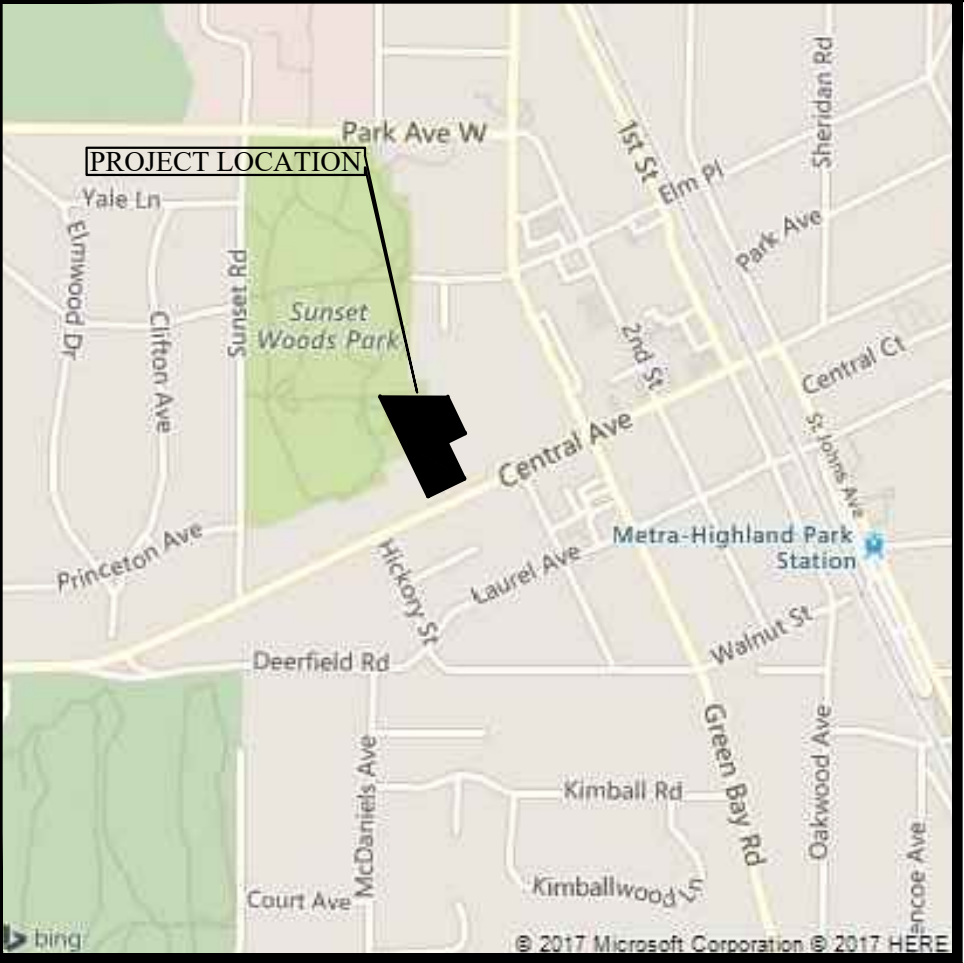
**NOTES:**  
1. NEW ADDITION WILL NOT INCREASE GSF OF THE BUILDING.

**ONSITE PARKING**  
• 182 GARAGE PARKING SPACES  
• 36 SURFACE PARKING SPACES  
• 218 PARKING SPACES TOTAL (INCLUDING 11 ADA SPACES)  
• TOTAL PARKING COUNT IS LESS THAN 3.33 SPACES PER 1,000 SF AS OUTLINED BY 150.505(B)(4) AS ((72,000 SF/1,000 SF)\*3.33=240 SPACES)

**SITE LEGEND**

- NEW STRIPED LOADING ZONES & CROSSWALKS
- NEW SIDEWALK
- NEW GRASS





VICINITY MAP  
NO SCALE

# ALTA/NSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION

LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF CENTRAL PARKWAY CONSOLIDATION OF LOT 3 (EXCEPT THE SOUTH 200 FEET OF SAID LOT 3) AND ALL OF LOTS 4 AND 5 IN BLOCK "A" IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2003 AS DOCUMENT 5427188, IN LAKE COUNTY, ILLINOIS.

## GRAPHIC SCALE



## AREA SUMMARY

(TO HEAVY LINES)  
122,013 SQUARE FEET  
OR  
2.801 ACRES  
(BASED ON MEASURED VALUES)

## STRIPED PARKING DATA

LEVEL 1 (BELOW GROUND) = 59  
LEVEL 2 = 59  
VISIBLE SPACES = 101  
ACCESSIBLE SPACES = 7  
TOTAL SPACES = 226

NOTE:  
SPACES IDENTIFIED WITH "\*" ARE  
MARKED "30 MINUTE PARKING ONLY"

## ZONING INFORMATION

THE FOLLOWING INFORMATION IS FROM THE FINAL PZR ZONING REPORT DATED 06/23/2023 FOR:

799 CENTRAL AVENUE  
HIGHLAND PARK, ILLINOIS 60035

EXISTING ZONING CLASSIFICATION: "B4-5" COMMERCIAL SERVICE DISTRICT, WITH A VEHICULAR FRONTAGE CLASSIFICATION

### 1. BUILDING SET-BACK LINES

- A. FRONT: MINIMUM - 5 FEET  
MAXIMUM - 25 FEET
- B. SIDE: ADJACENT RESIDENTIAL - 10 FEET OTHERWISE NONE REQUIRED
- C. REAR: ADJACENT RESIDENTIAL - 20 FEET OTHERWISE NONE REQUIRED

### 2. BUILDING SIZE

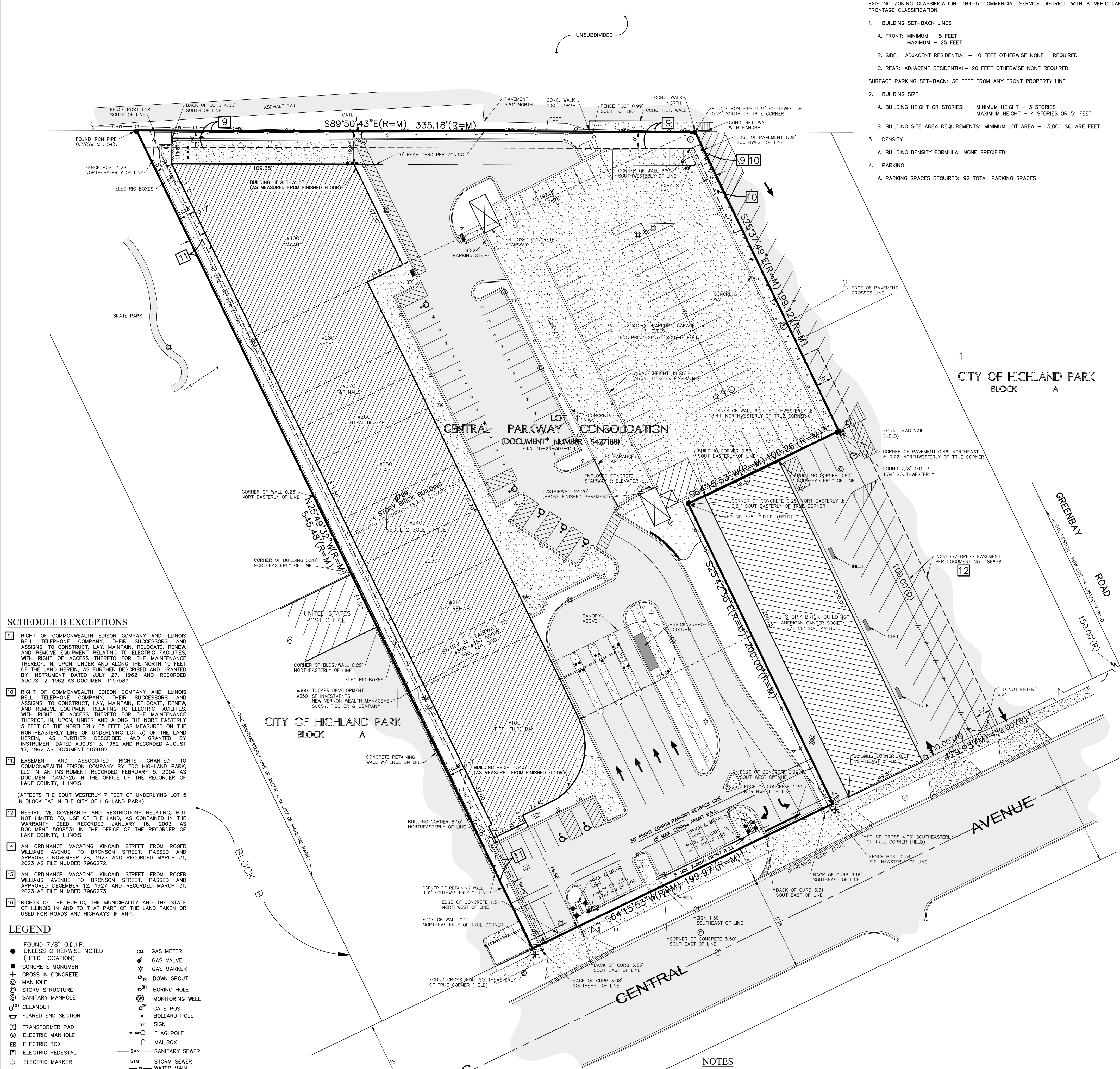
- A. BUILDING HEIGHT OR STORIES: MINIMUM HEIGHT - 3 STORIES  
MAXIMUM HEIGHT - 4 STORIES OR 51 FEET
- B. BUILDING SITE AREA REQUIREMENTS: MINIMUM LOT AREA - 15,000 SQUARE FEET

### 3. DENSITY

- A. BUILDING DENSITY FORMULA: NONE SPECIFIED

### 4. PARKING

- A. PARKING SPACES REQUIRED: 92 TOTAL PARKING SPACES



## SCHEDULE B EXCEPTIONS

9. RIGHT OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT, LAY, MAINTAIN, RELOCATE, RENEW, AND REMOVE EQUIPMENT RELATING TO ELECTRIC FACILITIES, WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE NORTH 10 FEET OF THE LAND HEREIN, AS FURTHER DESCRIBED AND GRANTED BY INSTRUMENT DATED JULY 27, 1962 AND RECORDED AUGUST 2, 1962 AS DOCUMENT 1157589.
10. RIGHT OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT, LAY, MAINTAIN, RELOCATE, RENEW, AND REMOVE EQUIPMENT RELATING TO ELECTRIC FACILITIES, WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE NORTHEASTERLY 5 FEET OF THE NORTHERLY 65 FEET (AS MEASURED ON THE NORTHEASTLY LINE OF UNDERLYING LOT 3) OF THE LAND HEREIN, AS FURTHER DESCRIBED AND GRANTED BY INSTRUMENT DATED AUGUST 3, 1962 AND RECORDED AUGUST 17, 1962 AS DOCUMENT 1159192.
11. EASEMENT AND ASSOCIATED RIGHTS GRANTED TO COMMONWEALTH EDISON COMPANY BY TDC HIGHLAND PARK LLC IN AN INSTRUMENT RECORDED FEBRUARY 5, 2004 AS DOCUMENT 5493626 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, ILLINOIS.
- (AFFECTS THE SOUTHWESTERLY 7 FEET OF UNDERLYING LOT 5 IN BLOCK "A" IN THE CITY OF HIGHLAND PARK)
12. RESTRICTIVE COVENANTS AND RESTRICTIONS RELATING, BUT NOT LIMITED TO, USE OF THE LAND, AS CONTAINED IN THE WARRANTY DEED RECORDED JANUARY 16, 2003 AS DOCUMENT 5098531 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, ILLINOIS.
14. AN ORDINANCE VACATING KINCAD STREET FROM ROGER WILLIAMS AVENUE TO BRONSON STREET, PASSED AND APPROVED NOVEMBER 28, 1927 AND RECORDED MARCH 31, 2023 AS FILE NUMBER 7966272.
15. AN ORDINANCE VACATING KINCAD STREET FROM ROGER WILLIAMS AVENUE TO BRONSON STREET, PASSED AND APPROVED DECEMBER 12, 1927 AND RECORDED MARCH 31, 2023 AS FILE NUMBER 7966273.
16. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROADS AND HIGHWAYS, IF ANY.

## LEGEND

- FOUND 7/8" O.D.I.P. (HELD LOCATION)  
CONCRETE MONUMENT  
CROSS IN CONCRETE  
MANHOLE  
STORM STRUCTURE  
SANITARY MANHOLE  
CLEANOUT  
FLARED END SECTION  
TRANSFORMER PAD  
ELECTRIC MANHOLE  
ELECTRIC BOX  
ELECTRIC PEDESTAL  
ELECTRIC MARKER  
ELECTRIC METER  
UTILITY POLE  
UTILITY POLE W/LIGHT  
UTILITY POLE W/TSF  
GUY POLE  
OVERHEAD TRAFFIC SIGNAL  
TRAFFIC SIGNAL MANHOLE  
LIGHT  
LIGHT POLE  
HAND HOLE  
VALVE VAULT  
FIRE HYDRANT  
IRRIGATION CONTROL VALVE  
POST INDICATOR VALVE  
SIAMENSE WATER CONNECTION  
WATER MARKER  
WATER METER  
VALVE BOX  
B/BOX  
SPRINKLER CONTROL VALVE  
TELEPHONE MANHOLE  
TELEPHONE NETWORK INTERFACE  
COMMUNICATION MARKER  
TELEPHONE PEDESTAL  
CABLE TELEVISION PEDESTAL  
CONTROL BOX  
HAND FLAG
- GAS METER  
GAS VALVE  
GAS MARKER  
DOWN SPOUT  
BORING HOLE  
MONITORING WELL  
GATE POST  
BOLLARD POLE  
SIGN  
MAILBOX  
SANITARY SEWER  
STORM SEWER  
WATER MAIN  
GAS MAIN  
ELECTRIC LINE  
OVERHEAD WIRES  
COMMUNICATION LINE  
FIBER OPTIC LINE  
CONIFEROUS TREE  
W/APPROX. DIAMETER  
DECIDUOUS TREE  
W/APPROX. DIAMETER  
MS=MULTI-STEM  
(DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE  
ELEVATION  
BITUMINOUS PAVEMENT  
CONCRETE SURFACE  
DEPRESSED CURB  
GRAVEL SURFACE  
LANDSCAPE AREA  
STONE SURFACE  
DETECTABLE TACTILE  
WARNING SURFACE  
BRICK PAVERS  
WOOD FENCE  
CHAIN LINK FENCE  
METAL FENCE  
METAL GUARDRAIL  
OVERHEAD TRAFFIC ARM

## ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
TF = TOP OF FOUNDATION  
FF = FINISHED FLOOR  
FES = FLARED END SECTION  
VCP = VITRIFIED CLAY PIPE  
DIP = DUCTILE IRON PIPE  
PVC = POLYVINYL CHLORIDE  
RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
A = ARC LENGTH  
R = RADIUS  
CH = CHORD  
CB = CHORD BEARING  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
C.E.L. = CENTERLINE  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

## LINE LEGEND

LIMITS OF LAND PER  
LEGAL DESCRIPTION  
ADJACENT LAND  
PARCEL LINE  
EASEMENT LINE  
CENTERLINE  
BUILDING SETBACK LINE  
SECTION LINE

## GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER L2207122 ISSUED BY NEAR NORTH TITLE GROUP HAVING AN EFFECTIVE DATE OF APRIL 21, 2023.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17097C029K, HAVING A REVISED DATE OF SEPTEMBER 18, 2013.

## NOTES

- REGARDING SCHEDULE A:  
LOT 1, IN THE FINAL PLAT OF SUBDIVISION OF CENTRAL PARKWAY CONSOLIDATION OF LOT 3, PER DOCUMENT 5427188, IN LAKE COUNTY, ILLINOIS, SHOWN HEREON.
- REGARDING SCHEDULE B:  
SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 8 AND 17 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.  
SCHEDULE B EXCEPTION 13 IS CIRCULAR IN NATURE IN THAT IT REFERENCES MATTERS SHOWN ON THIS SURVEY.
9. EASEMENT ON SUBJECT SITE GRANTED TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, BY DOCUMENT 1157589, PLOTTED HEREON.
10. EASEMENT ON SUBJECT SITE GRANTED TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, BY DOCUMENT 1159192, PLOTTED HEREON.
11. EASEMENT AND ASSOCIATED RIGHTS GRANTED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT 5493626, PLOTTED HEREON.
12. SEE DOCUMENT FOR DETAILS OF RESTRICTIVE COVENANTS AND RESTRICTIONS CONTAINED IN THE WARRANTY DEED DOCUMENT 5098531, THE 20 YEAR EXPIRATION DATE IN EXHIBIT C MAY HAVE PASSED. THE INGRESS/EGRESS EASEMENT REFERENCED IN EXHIBIT A IS SHOWN HEREON.
14. VACATED KINCAD STREET RECORDED AS FILE NUMBER 7966272, IS NOT ON THE SUBJECT SITE.
15. VACATED KINCAD STREET RECORDED AS FILE NUMBER 7966273, IS NOT ON THE SUBJECT SITE.
16. THERE WERE NO RECORDED DOCUMENTS IDENTIFIED IN THE TITLE COMMITMENT REGARDING LAND TAKEN OR USED FOR ROADS AND HIGHWAYS. NOT PLOTTABLE.

## SURVEYOR'S CERTIFICATION

TO: NEAR NORTH TITLE GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 17, 2023.

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2025

DATE OF PLAT OR MAP: JUNE 5, 2023

DANIEL W. WALTER  
IL PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/24



J:\PSDATA\2023 PROJECTS\23.0114\23.0114.LTS.DWG

| PROJECT<br>799 Central Avenue<br>Highland Park, IL | CLIENT<br>Keshet<br>610 Academy Drive<br>Northbrook IL 60062 | DATE: 05-24-2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PC | EH | DRAWN BY | BT | CHECKED BY | DW | BOOK | 501 PG 7 |     |           |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                                    |                                                              | <table><thead><tr><th>NO.</th><th>REVISIONS</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> |    |    |          |    |            |    |      |          | NO. | REVISIONS | DATE | BY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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COMPASS SURVEYING LTD.

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 30'

1 OF 1

23.0114

QR CODE





MONUMENT SIGN RENDERING - DAY

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026





MONUMENT SIGN RENDERING - NIGHT

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026





GYM ADDITION RENDERING - DAY





GYM ADDITION RENDERING - NIGHT

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

08/02/2026





ENTRY CANOPY RENDERING

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026



# TrafficScapes™

## SURFACE SYSTEMS FOR ENHANCED SAFETY

TrafficScapes™ is a portfolio of preformed thermoplastic pavement marking materials engineered for durability, safety, and aesthetics for the streetscape and traffic calming market. The TrafficScapes™ group of products includes:

- **DecoMark® - Logos and Surface Signage**
- **DuraTherm® - Inlaid Crosswalks and Traffic Calming Surfaces**
- **TrafficPatterns® - Surface-Applied Crosswalks and Traffic Calming Surfaces**
- **TrafficPatternsXD™ - Heavy-Duty Stamped Crosswalks & Traffic Calming Surfaces**

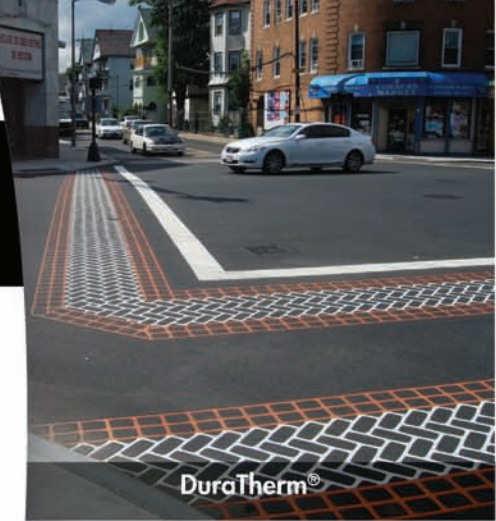
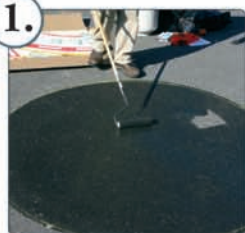
Each product offers its own unique application and performance approach to streetscape projects where shared roadway safety and aesthetic appeal need to work in conjunction. Contact Flint Trading today at 336.475.6600 to find out which product suits your needs.



Maximize traffic guidance, reduce sign clutter, increase brand awareness, enhance community pride, and promote school spirit with durable preformed thermoplastic horizontal surface signage that is engineered to last 6 to 8 times longer than paint, and even longer in areas with only pedestrian traffic. DecoMark® design and color combinations are virtually endless.

## LOGOS & HORIZONTAL SURFACE SIGNAGE

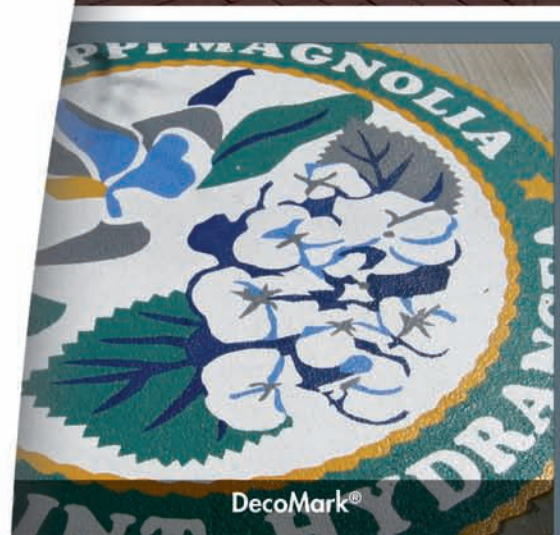
Whether a basic two-color directional message or a multi-colored custom logo, each design begins with a CAD drawing linked to a stringent manufacturing process. At the time of installation, the applicator will find pre-cut sheets of interconnected material with application instructions and a diagram for proper layout. Available in 90-mil and 125-mil thicknesses, the sheets of DecoMark® material are easily lifted and positioned onto an asphalt or concrete surface for application with a propane heat torch or large heater.



DuraTherm®



TrafficPatternsXD™

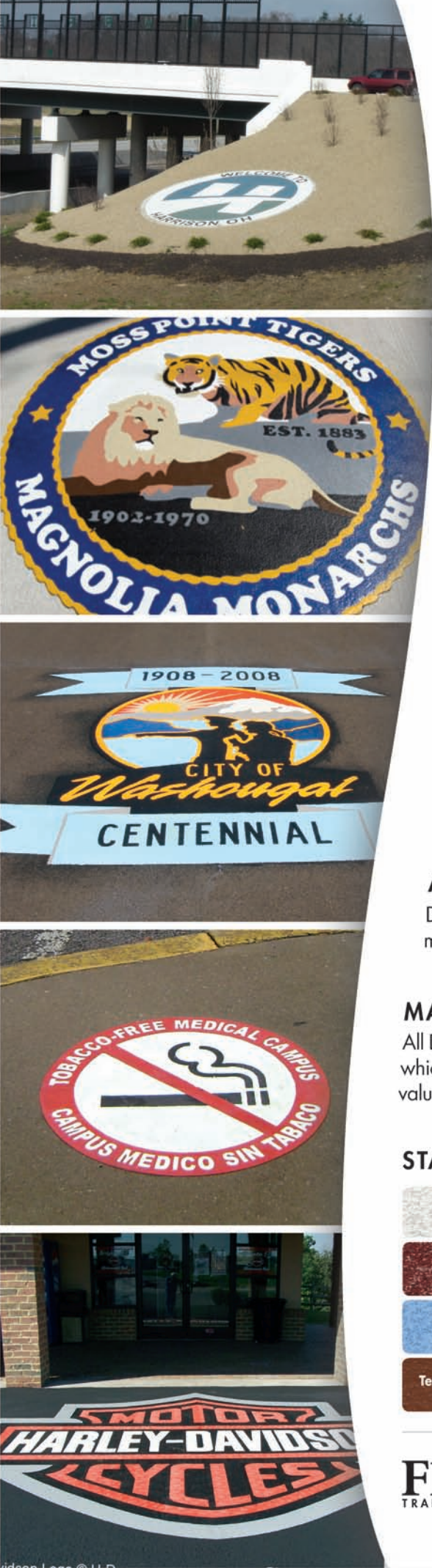


DecoMark®



TrafficPatterns®





**DecoMark®** is surface applied and does not alter or impair the substrate. Application does not require expensive capital equipment, customized tools, templates, or grids. DecoMark® provides extensive uses at many places:

**USES:**

- Custom Logos
- Sidewalk Accents
- Directional Markings
- Informational Markings
- Trail Markings
- Toll Lane Markings

**LOCATIONS:**

- Streets and Highways
- Business Parks
- Parking Lots
- University Campuses
- Driveways
- and more...

**HIGH SKID/SLIP RESISTANT FOR SAFETY**

- Anti-skid elements, added during manufacturing, ensure skid resistance is maximized, especially in wet conditions. Retroreflective glass beads can be added if signage is used as a traffic control device in compliance with the MUTCD.
- The material is flush across the surface so there are no tripping hazards.

**ACCESSIBILITY**

DecoMark® is surface-applied and has the same surface characteristics as the pavement. Therefore, there is no rigid bumpy effect as with imprinted products.

**MANUFACTURING CONTROL**

All DecoMark® preformed thermoplastic materials are made at Flint's manufacturing facility which is ISO 9001:2008 certified for design, development and manufacturing. Quality, value, and long-term performance are built into the marking.

**STANDARD COLORS**

|            |                |              |           |             |          |        |
|------------|----------------|--------------|-----------|-------------|----------|--------|
| White      | Yellow         | Orange       | Lt. Green | Green       | Red      | Purple |
| Brick      | Salmon         | Sand         | Cinnamon  | Pink        | Lt. Blue | Blue   |
| Sky Blue   | Olive          | Lemon Yellow | Khaki     | Teal        | Chestnut | SYG    |
| Terracotta | Dark Brick Red | Grey         | Black     | Kelly Green | Lt. Gray |        |





# Long lasting beauty by design.

Inspiration Guide



Siding | Trim | Soffit



[jameshardie.com](https://jameshardie.com)



# Make your dream home a reality.

As North America's #1 brand of siding,\* count on Hardie® fiber cement products to perform beautifully while helping to protect what you cherish.

**Hardie® Plank** Aged Pewter  
**Hardie® Trim** Arctic White

\*Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.





Hardie® Plank Arctic White  
Hardie® Panel & Hardie® Trim Batten Arctic White





**Hardie® Plank** Deep Ocean  
**Hardie® Shingle** Deep Ocean  
**Hardie® Trim** Arctic White  
**Hardie® Soffit** Arctic White





# Transform imagination into inspiration.

Explore colors, styles and accents  
that can help give your home a  
beautiful new beginning.



Scan to visualize your home  
with Hardie® products,  
colors and textures.







**Hardie® Panel &  
Hardie® Trim Batten** Arctic White  
**Hardie® Plank** Arctic White

Imagine  
falling in love  
again with a  
home you've  
had for  
years.

**Hardie® Shingle Straight Edge** Evening Blue  
**Hardie® Trim** Arctic White





# Bring your timeless design to life.

When picking the siding style for your home, there are a few things you should always keep in mind:

- 1 **Your home is an extension of you.** Choose exterior materials and designs that reflect your lifestyle.
- 2 **Think about the climate where you live.** Our fiber cement siding is a better all-around performer than wood-based or vinyl siding, delivering exceptional resistance to weather, is noncombustible and does not appeal to pests.
- 3 **Take a long-term view of your investment.** Weighing costs? Re-siding with fiber cement siding is one of the top ways to increase your home's re-sale value.\*
- 4 **Choose colors that complement your personality.** Find colors that complement your home's setting and your personality. No other siding brand matches our combination of styles, textures and color finishes to capture the design you desire.
- 5 **Complete Exterior™ by James Hardie.** The trim, soffit, and fascia will complete your home's exterior, giving it instant curb appeal and long lasting value.



“As we started looking at the house, we thought, well, maybe we should re-side it. Now I think it reflects more what’s on the inside of our house. It looks like a different house—it looks like a new house.”

Lisa and Mike H. used Hardie® fiber cement products to re-side their home.

\*Remodeling magazine's 2024 Cost vs. Value Report ([www.costvsvalue.com](http://www.costvsvalue.com)). Complete data from the 2024 Cost vs. Value Report can be downloaded free at [www.costvsvalue.com](http://www.costvsvalue.com).



Stand up to the elements.  
Stand out from the crowd.

NORTH  
AMERICA'S  
**#1 BRAND  
OF SIDING\***





It's easy to get swept away by James Hardie's collection of profiles and products. The closer you look, you'll understand why Hardie® is North America's #1 brand of siding\*, chosen for more than **10 million homes**.\*\*

**Hardie® Plank** Stone Gray  
**Hardie® Panel** Stone Gray  
**Hardie® Trim Batten** Stone Gray  
**Hardie® Trim** Cobble Stone

\*Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.  
\*\*Estimate based on James Hardie North American siding sales and average housing unit size.



Scan to see why  
James Hardie is  
the recognized  
industry leader.







Hardie® Plank creates a signature style  
that's uniquely yours.

**Hardie® Plank** Iron Gray  
**Hardie® Trim** Arctic White



# Traditional beauty that goes beyond tradition.

Wrap your home in clean, classic lines with low maintenance Hardie® Plank, which gives your home the warm and welcoming look you've always imagined.

"Hardie® Plank was really able to provide the aesthetic I was going for. Now our home looks back to its original farmhouse look and feel."

Holly W. used Hardie® fiber cement products to re-side her 1800s-era farmhouse.

**Hardie® Plank** Khaki Brown  
**Hardie® Trim** Arctic White





HARDIE® SHINGLE



Hardie® Shingle siding brings  
the handcrafted look of cedar to  
your dream home.

**Hardie® Shingle** Cobble Stone  
**Hardie® Trim** Arctic White

Page 37 of 78



# Inspire a mood of relaxation at the shore.

Hardie® Shingle adds instant charm to any home—whether it's located a stone's throw from the sea or many leagues away.

"Having something we knew would last and would still look good for a long time was a huge factor in our decision."

Chris and Minna Z. replaced fading and cracking cedar siding with Hardie® siding—with transformative results.

**Hardie® Shingle** Navajo Beige  
**Hardie® Plank** Navajo Beige







Combine Hardie® Panel with Hardie® Trim Batten  
for a rustic board-and-batten look

**Hardie® Panel** Light Mist  
**Hardie® Trim Batten** Light Mist  
**Hardie® Trim** Arctic White  
Page 39 of 78



# Clean and contemporary with a little bit of country.

Hardie® Panel transforms homes into modern farmhouses that would feel right at home on the prairie or rolling hills.



**Hardie® Panel** Iron Gray  
**Hardie® Trim Batten** Iron Gray





# Durable is the new beautiful.





Hardie® fiber cement products are noncombustible,\* hold no appeal for pests, and are made to withstand the harshest elements providing beauty built to last to help protect your home, and everything you cherish.

**Hardie® Artisan® Shiplap**

Primed and ready for paint

\*Hardie® fiber cement products are noncombustible and have a Class A fire rating when tested in accordance with ASTM E84.



Scan to see the durability of Hardie® products.







# Built to perform beautifully here, there, or anywhere.

Only Hardie® fiber cement siding, trim and soffit are **Engineered for Climate®**, specifically designed to perform beautifully for where you live. Hardie® products resist shrinking, swelling and cracking, even after years of wet or freezing conditions, and they stand up to hot, humid conditions, blistering sun and more.

Unlike other companies, we don't prorate our Hardie® substrate warranty coverage.

**30-Year, Non-Prorated Siding,  
Trim and Soffit Substrate Warranty  
Coverage by James Hardie**





**Hardie® Plank** Night Gray  
**Hardie® Trim** Arctic White



## Nothing is ever finished until it's finished.

Hardie® siding, trim and soffit products enhanced with ColorPlus® Technology finishes can save you time, money and maintenance headaches down the road. Our controlled, baked on process, delivers a more consistent finish than paint applied on-site and performs better, helping your home look great for years to come. Backed by our 15-year limited finish warranty, you can enjoy the peace of mind that comes from a style that endures.

Scan to browse  
color offering and  
request a sample.



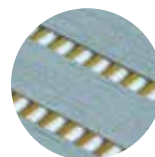
### Exceptional finish adhesion

Our proprietary coating is applied to the surface and edges of our boards for durable performance.



### Superior color retention

Our ColorPlus® Technology finishes are baked onto Hardie® fiber cement products, enhancing resistance to peeling and chipping.



### Superior UV resistance

Our ColorPlus® Technology finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.



# Natural look of cedar with unparalleled performance.

James Hardie designs every fiber cement board to resist swelling, buckling, warping and splitting. No wood, wood-based, vinyl or other fiber cement siding can match our overall ability to help protect your home's exterior from the elements.





## HARDIE® SIDING

## WOOD-BASED SIDING



VS.



### Resists Weather

#### Hardie® siding

Resists shrinking, swelling and cracking in changing weather.

#### Wood-based siding

Shrinks and swells more with changes in moisture and humidity.



VS.



### Resists Fire

#### Hardie® siding

Won't burn and is recognized by fire departments.†

#### Wood-based siding

Noncombustible siding, combined with other safety measures, can help harden your home against damage from external fire.



VS.



### Resists Pests

#### Hardie® siding

Holds no appeal to animals or other pests.

#### Wood siding

Subject to damage from woodpeckers and other pests.



\* The images illustrate Hardie® Plank and woodbased siding samples, both unexposed (left) and exposed (right) to repeated cycles of wetting and drying.

\*\* The images represent Hardie® Plank and wood-based siding samples exposed to a blowtorch flame for 90 seconds.

† Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments including Chicago IL, St. Paul MN, Flagstaff AZ and Wayne County, OH. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.

†† Images depict undamaged Hardie® Plank and wood siding exhibiting woodpecker damage.



## Long lasting protection that vinyl siding can't match.

When investing in your home, don't be misled by vinyl siding's short-term cost. Its color can be more susceptible to fading. Vinyl siding may also crack, buckle or sag with weather stress and time, diminishing your home's value.



**Hardie® Plank** Evening Blue  
**Hardie® Trim** Arctic White



## HARDIE® SIDING



vs.

## VINYL SIDING



### Resists Weather

#### Hardie® siding

Resists damage from wind, rain, freezing temperatures and hail.



#### Vinyl siding

Can be damaged by hail and more prone to cracks, buckling or warping with extreme temperature changes.



vs.



### Resists Heat

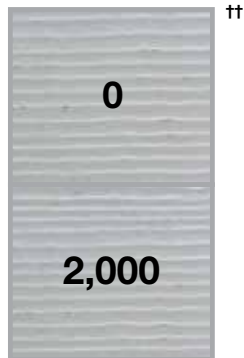
#### Hardie® siding

Noncombustible and helps resist damage from extreme heat.†



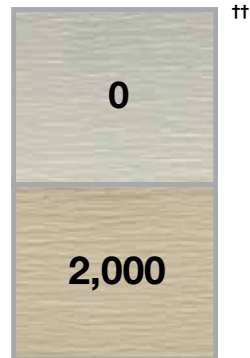
#### Vinyl siding

Vulnerable to melting caused by flame, grills and Low-E windows.



vs.

Hours of UV  
light exposure



### Resists Discoloration

#### Hardie® siding

ColorPlus® Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter on homes.



#### Vinyl siding

Color stability varies with product quality, which can affect susceptibility to color change.

\* The images illustrate samples of Hardie® Plank, both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. Image of vinyl siding illustrates potential damage from hail or other impact.

\*\* The images represent Hardie® Plank sample exposed to a blowtorch flame for 90 seconds, and a vinyl siding sample heated to 140°F for 30 seconds.

† Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments including Chicago IL, St. Paul MN, Flagstaff AZ and Wayne County, OH. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.

†† Within a controlled lab environment, samples were exposed to an accelerated QUV test of 2,000 hours under ASTM G154-12a.



LONG LASTING BEAUTY

# Durable Resilient





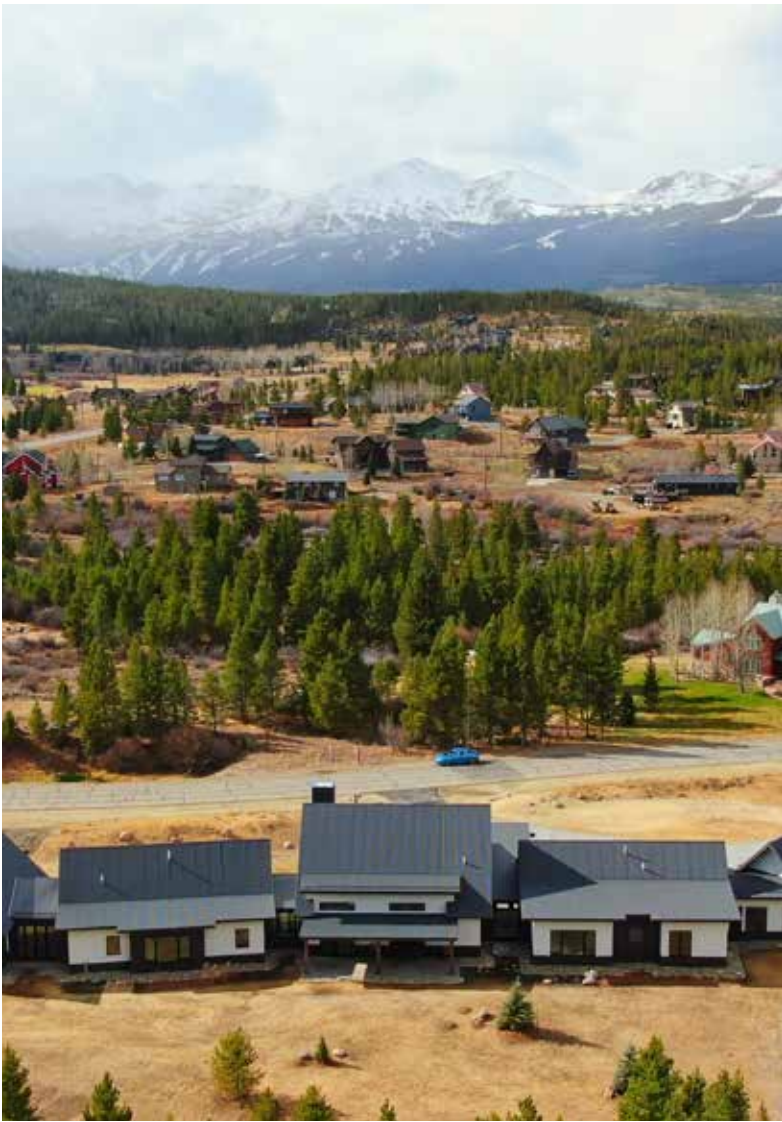


**Meeting the challenges  
of a changing world.**

The Panorama House by Thrive Home Builders showcases a Net Zero, carbon neutral project featuring Hardie® fiber cement siding. In the mountains of Breckenridge, Hardie® siding is part of a project that is built for durability and resilience, while also providing a low maintenance solution.

© 2024 Visuals by Insignia Studios / courtesy Pro Builder Media

Scan to learn more  
about the resiliency of  
Hardie® siding.











# Prepare for your remodel with these helpful tips.

## What to consider for your re-side

- ☐ Don't just cover up an existing problem.  
To fix a damaged exterior, always completely remove the old siding.
- ☐ Have your home inspected for moisture damage, mold, termites and rot. If any of these are found, address the problem to avoid future structural issues.
- ☐ Your contractor should apply a weather-resistant barrier such as Hardie™ Weather Barrier.  
In fact, most building codes now require this.
- ☐ Be sure your new siding is installed according to the manufacturer's instructions for optimal product performance.

## What to consider for your contractor

- ☐ Make sure the contractor's proposal includes everything you requested and the price is based on the entire project, start to finish.
- ☐ Focus on value rather than price – the credentials, attention to detail and provisions for maintaining a safe and tidy workspace.
- ☐ Carefully read the contractor's workmanship warranty policy.
- ☐ Remember, a proposal is not a contract.  
Once you get a written contract, compare it to the proposal to ensure all your needs are met.

**Hardie® Plank** Arctic White  
**Hardie® Panel** Arctic White  
**Hardie® Trim Batten** Arctic White

Scan for more  
help in choosing  
a contractor.





# Added peace of mind with distinctive design.

Hardie® Plank Mountain Sage  
Hardie® Trim Arctic White



Get added peace of mind and complete your home's distinctive design with Hardie® siding, trim, and soffit. With a Complete Exterior™ by James Hardie you can spend less time and money maintaining your home and more time enjoying your new exterior.



Visualize Hardie® products on a 3D model  
of your home with Hover® Design Studio,  
brought to you by James Hardie.

Start your free design.



James Hardie recognized as  
**2024 Eco-Leader by Green Builder®**



Select Hardie® products\* are backed  
by the **Good Housekeeping Seal**.

\*Includes Hardie® Plank, Hardie® Trim, Hardie® Panel, Hardie® Soffit, Hardie® Shingle (all primed and with ColorPlus® Technology), Hardie® Artisan® Lap, Hardie® Artisan® Shiplap, Hardie® Artisan® V-Groove, Hardie® Artisan® Square Channel, Hardie® Backer Board and Hardie™ Weather Barrier



2024 Green Builder **Sustainable  
Product of the Year** Award for  
Hardie® Artisan® Lap Siding



1.888.542.7343

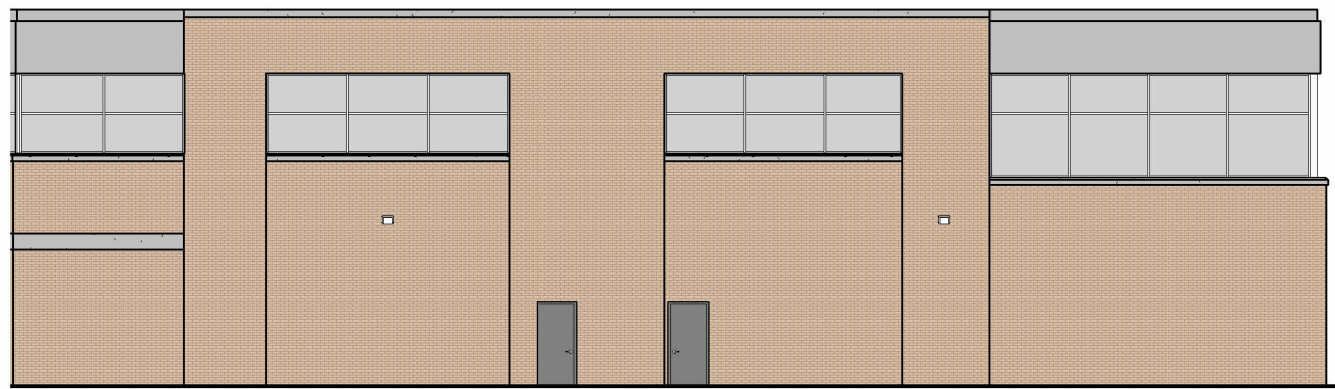
jameshardie.com

Siding colors shown in these images may deviate from actual ColorPlus® Technology colors. For best results in color selection, please refer to our Statement Collection® and Dream Collection® product samples.

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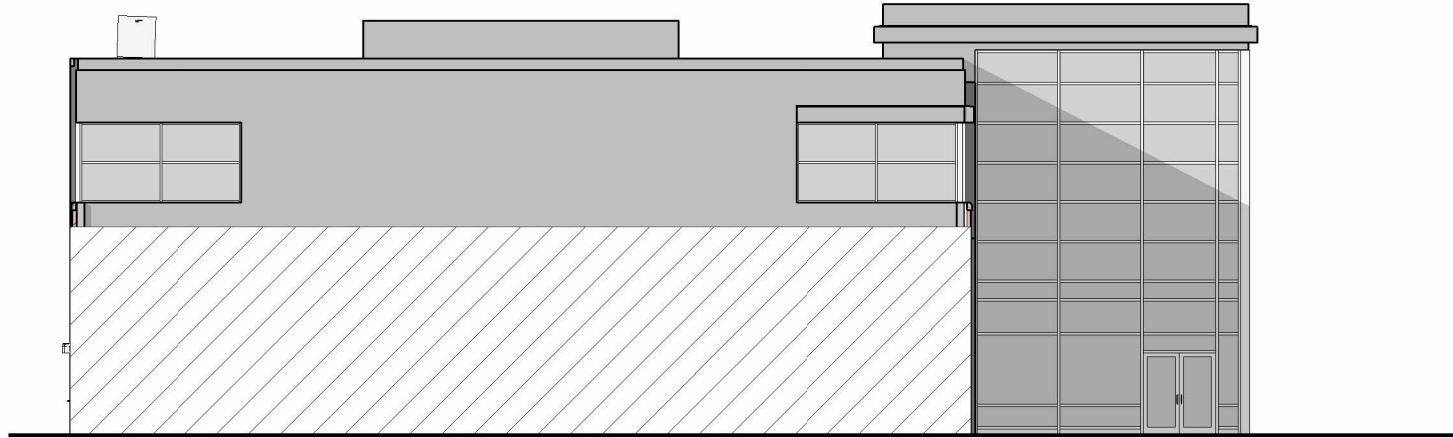
The Good Housekeeping logo is a registered trademark of Hearst Communications, Inc. Green Builder® and Green Builder® logos are trademarks of its respective owner. **HS2450 12/24**





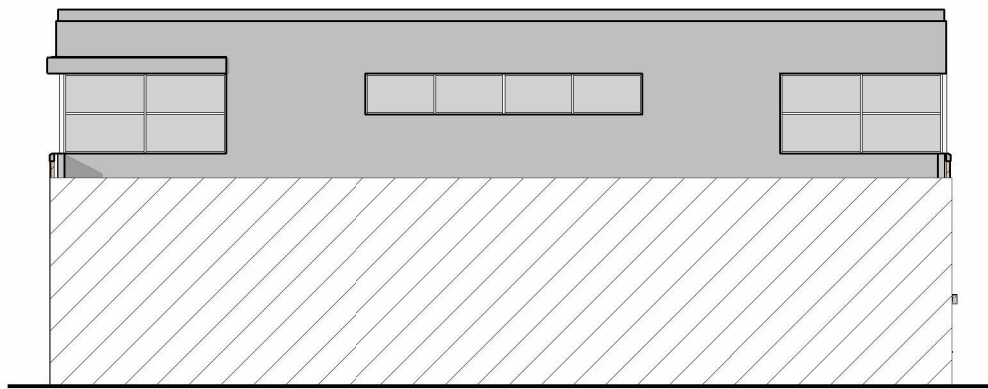
**6 NORTH ELEVATION**

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



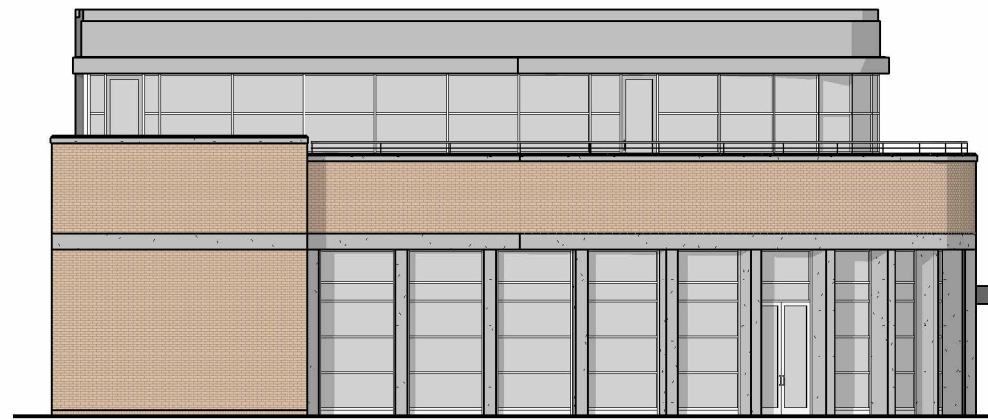
**5 INNER SOUTH ELEVATION**

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



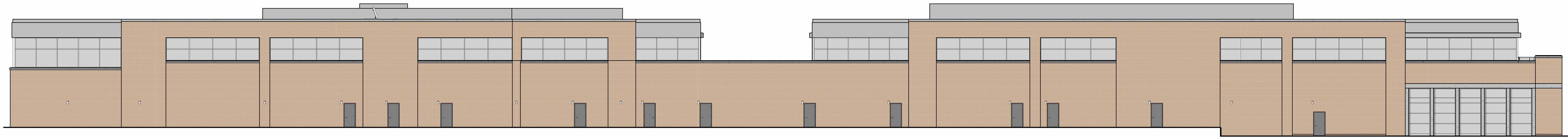
**4 INNER NORTH ELEVATION**

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



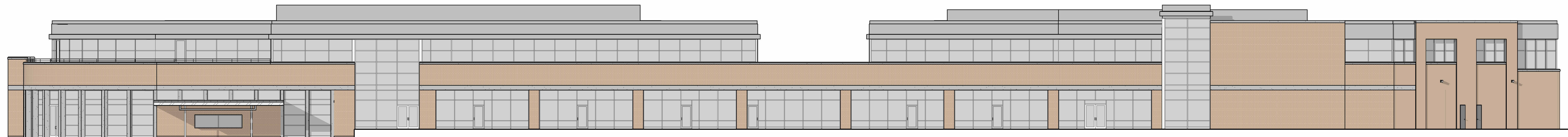
**3 SOUTH ELEVATION**

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



**2 WEST ELEVATION**

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



**1 EAST ELEVATION**

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

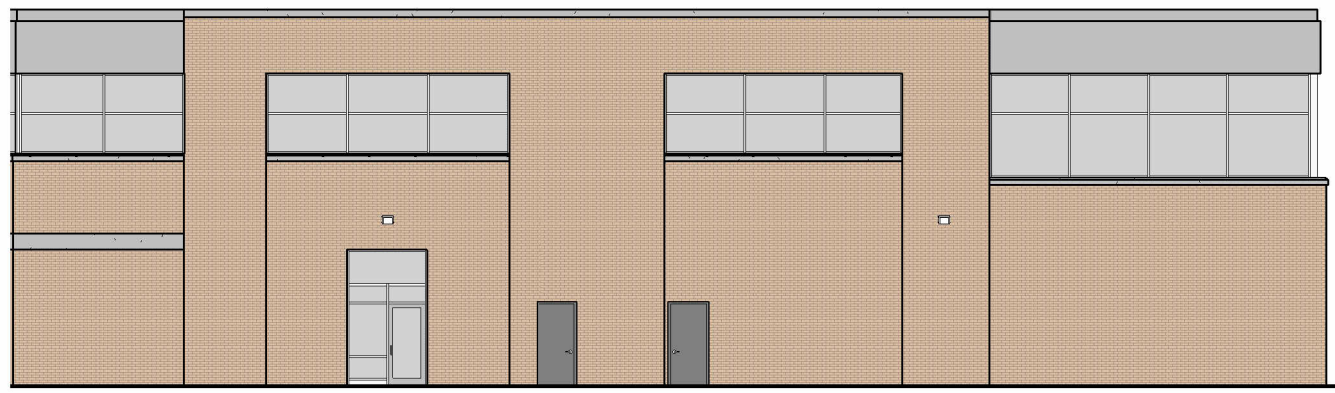
OVERALL EXTERIOR ELEVATIONS (EXISTING)

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026

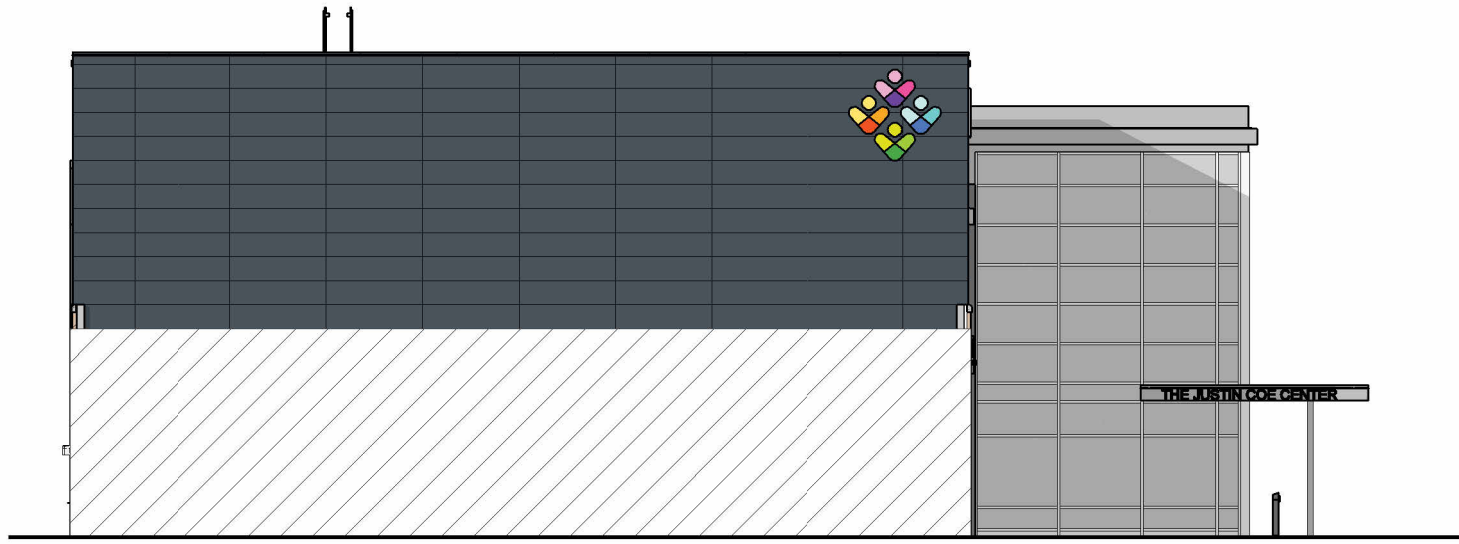
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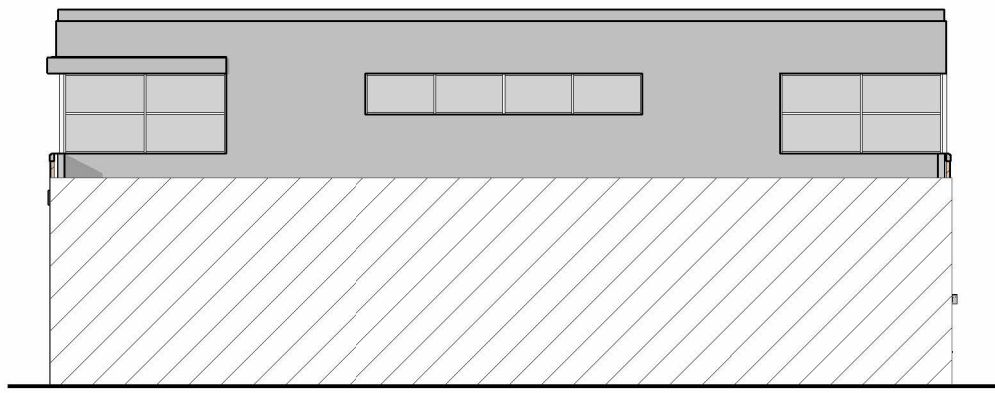
6 NORTH ELEVATION

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



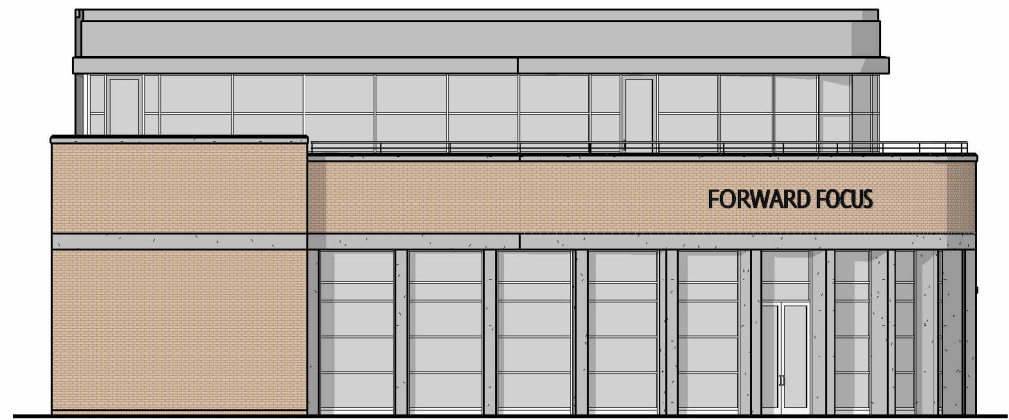
5 GYM SOUTH ELEVATION

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



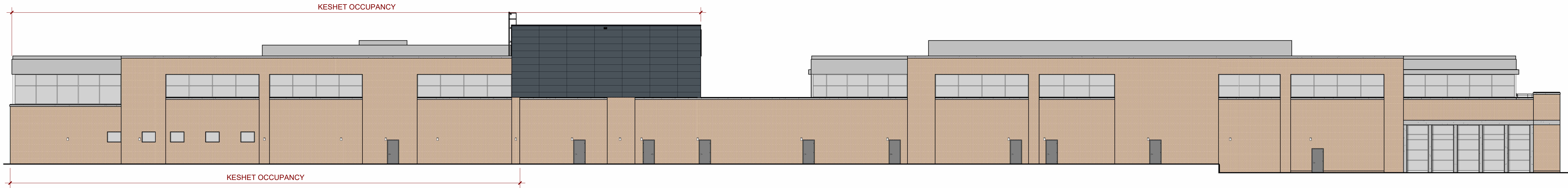
4 INNER NORTH ELEVATION

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



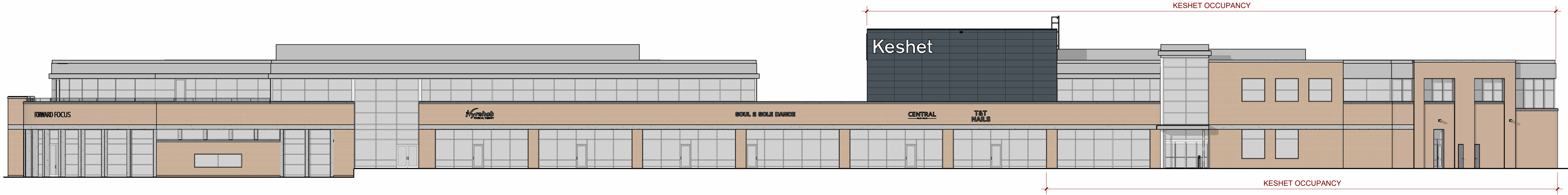
3 SOUTH ELEVATION

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



2 WEST ELEVATION

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



1 EAST ELEVATION

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

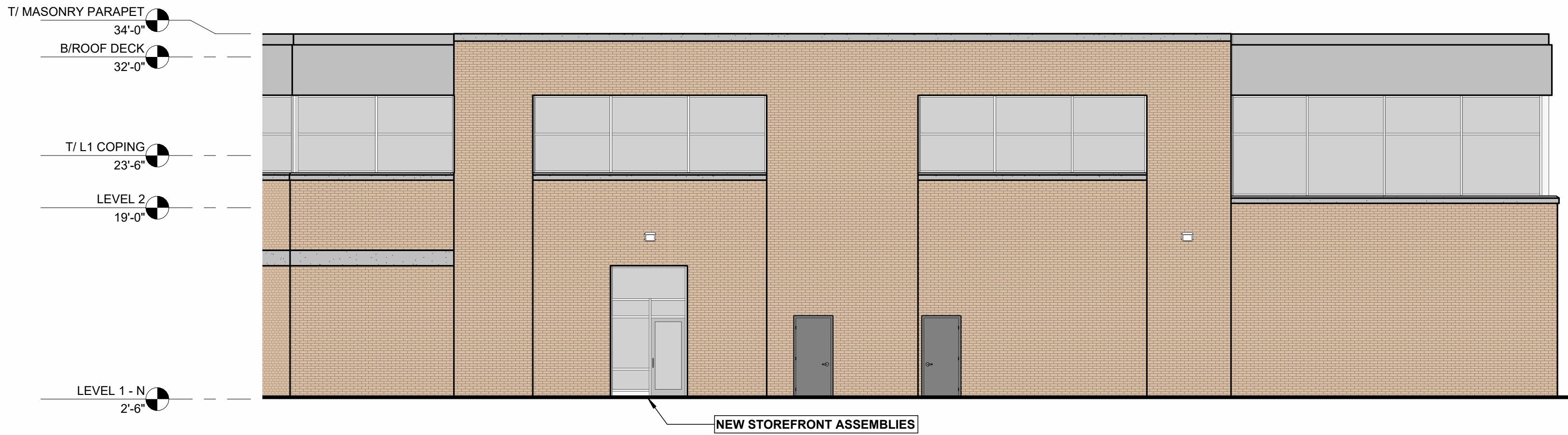
OVERALL EXTERIOR ELEVATIONS (NEW)

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026

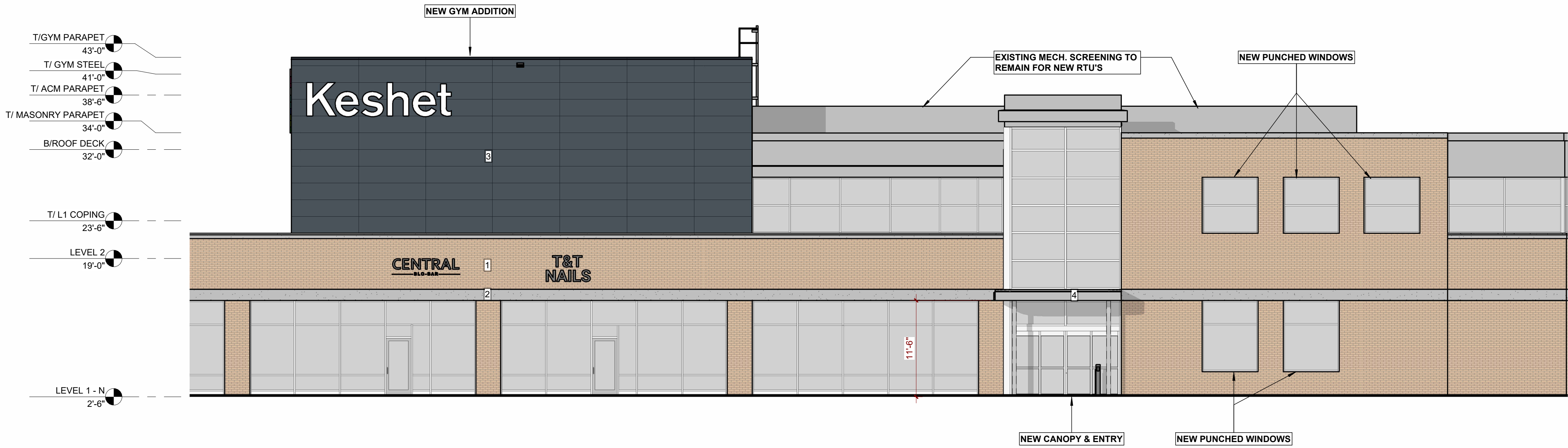
0 8' 16' 32'





**2 ENLARGED NORTH ELEVATION (PR)**  
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISH KEY |                                                                                                                                          |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| NO.                 | MATERIAL                                                                                                                                 |
| 1                   | BRICK<br>COLOR: TO MATCH EXISTING                                                                                                        |
| 2                   | CAST STONE<br>COLOR: TO MATCH EXISTING                                                                                                   |
| 3                   | FIBER CEMENT BOARD PANEL<br>B.O.D.: JAMES HARDIE BOARD PANEL, 1'-6" X 8'-0"<br>STYLE: OPEN JOINT<br>TEXTURE: SMOOTH<br>COLOR: DEEP OCEAN |
| 4                   | ACM PANEL<br>B.O.D.: ARCONIC RAYNOBOND<br>STYLE: OPEN JOINT<br>TEXTURE: SMOOTH<br>COLOR: CLEAR ANODIZED TO MATCH EXISTING                |



**1 PARTIAL EAST ELEVATION (PR)**  
SCALE: 1/8" = 1'-0"

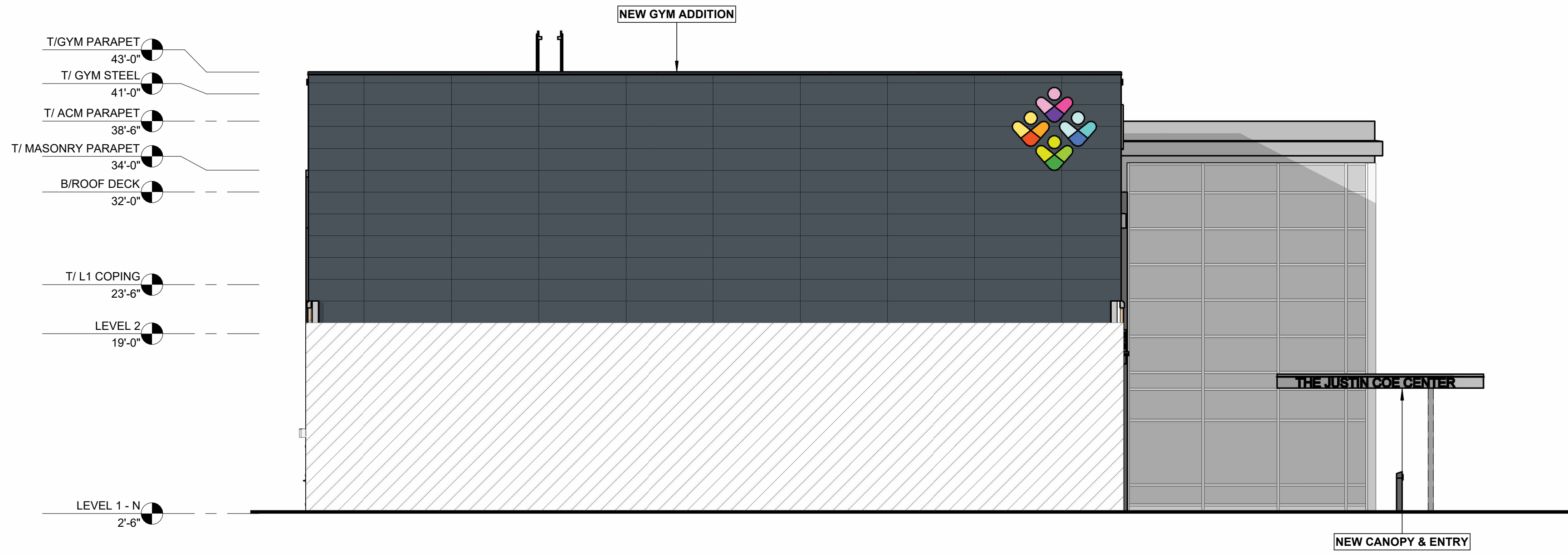
PARTIAL EXTERIOR ELEVATIONS

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026

0 4' 8' 16'

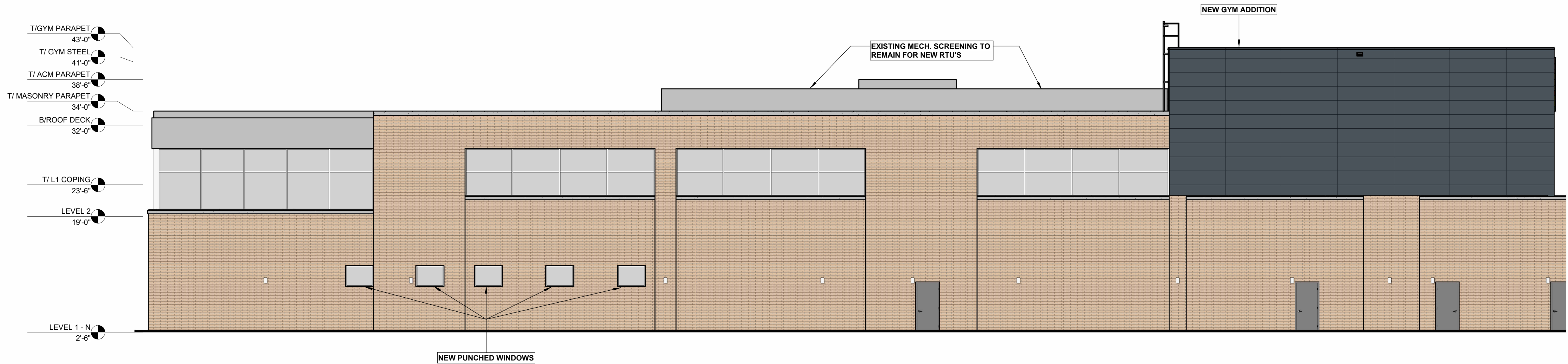




| EXTERIOR FINISH KEY |                                                                                                                                          |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| NO.                 | MATERIAL                                                                                                                                 |
| 1                   | BRICK<br>COLOR: TO MATCH EXISTING                                                                                                        |
| 2                   | CAST STONE<br>COLOR: TO MATCH EXISTING                                                                                                   |
| 3                   | FIBER CEMENT BOARD PANEL<br>B.O.D.: JAMES HARDIE BOARD PANEL, 1'-6" X 8'-0"<br>STYLE: OPEN JOINT<br>TEXTURE: SMOOTH<br>COLOR: DEEP OCEAN |
| 4                   | ACM PANEL<br>B.O.D.: ARCONIC RAYNOBOND<br>STYLE: OPEN JOINT<br>TEXTURE: SMOOTH<br>COLOR: CLEAR ANODIZED TO MATCH EXISTING                |

2 ENLARGED GYM SOUTH ELEVATION (PR)

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



1 PARTIAL WEST ELEVATION (PR)

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

PARTIAL EXTERIOR ELEVATIONS

THE JUSTIN COE CENTER AT KERSTEN CAMPUS  
799 CENTRAL AVE, HIGHLAND PARK, IL 60035

06/02/2026





**FROM CENTRAL AVE LOOKING NORTH**



**FROM CENTRAL AVE LOOKING WEST**



**FROM CENTRAL AVE LOOKING SOUTH**



**FROM KESHET DRIVE ENTRY**

**CONTEXT PHOTOGRAPHS**

**THE JUSTIN COE CENTER AT KERSTEN CAMPUS**  
 799 CENTRAL AVE, HIGHLAND PARK, IL 60035

08/02/2026

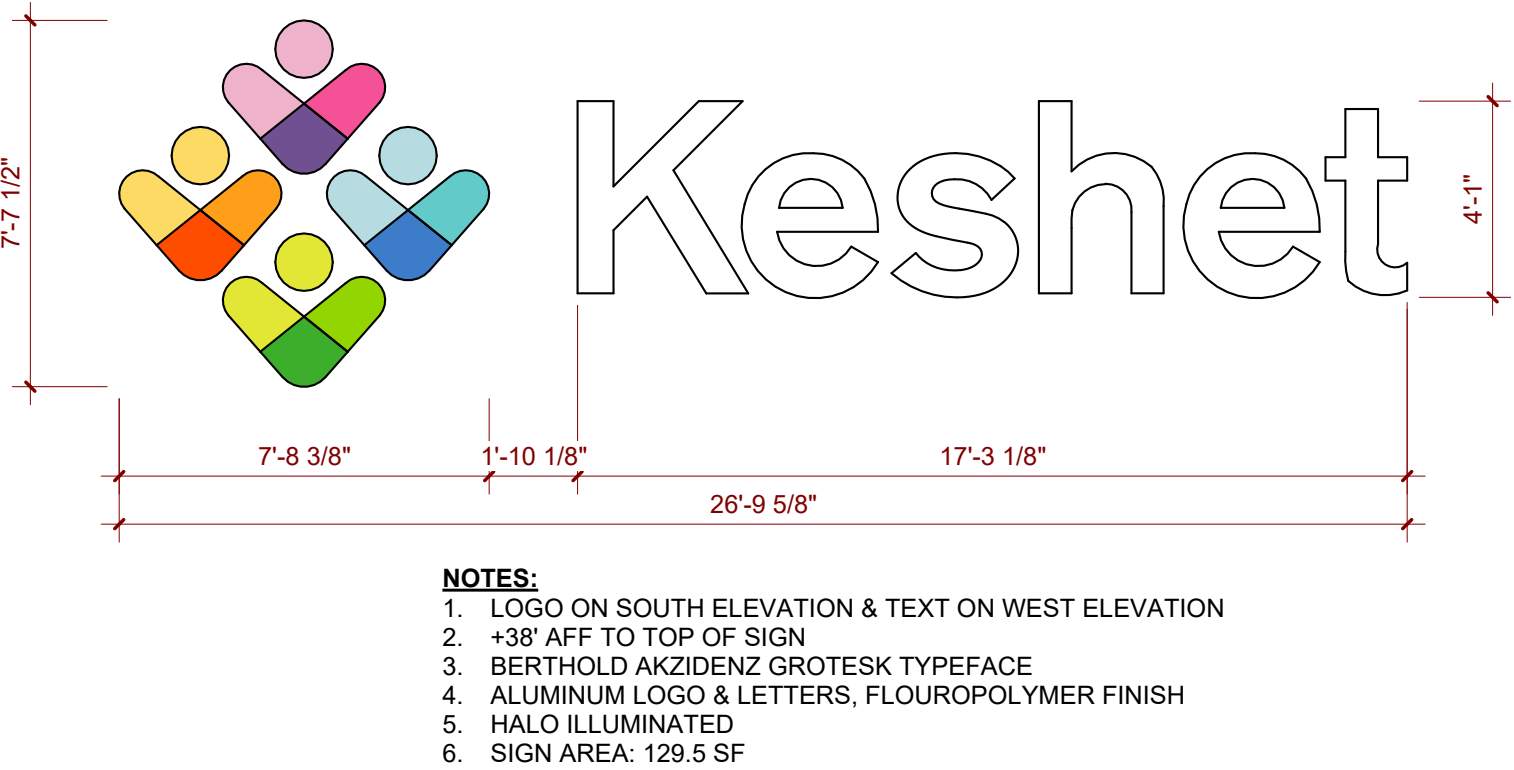




AERIAL

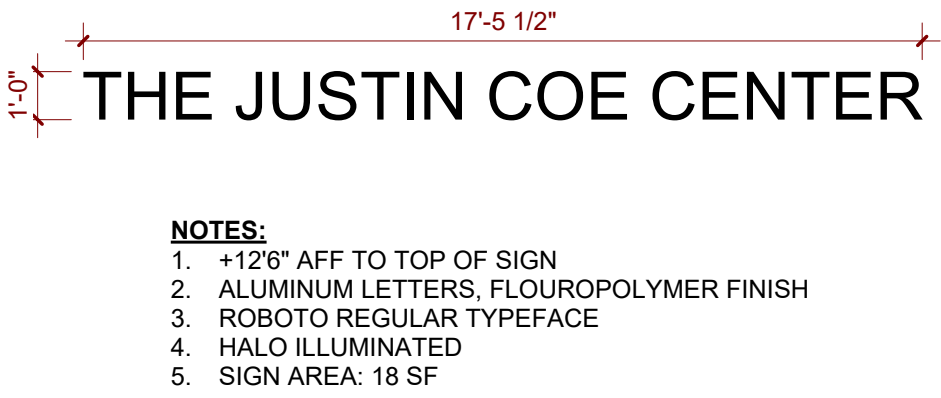


| TYPE                | KESHET SIGN SCHEDULE |         | AREA (SF) | ILLUMINATION |
|---------------------|----------------------|---------|-----------|--------------|
|                     | LENGTH               | HEIGHT  |           |              |
| GYM WALL SIGN EAST  | 7'-8"                | 7'-7.5" | 59        | HALO LIT     |
| GYM WALL SIGN NORTH | 17'-3"               | 4'-1"   | 70.5      | HALO LIT     |
| CANOPY SIGN         | 17'-5.5"             | 1'-0"   | 18        | HALO LIT     |
| MONUMENT SIGN       | 6'-0"                | 4'-2"   | 9         | HALO LIT     |



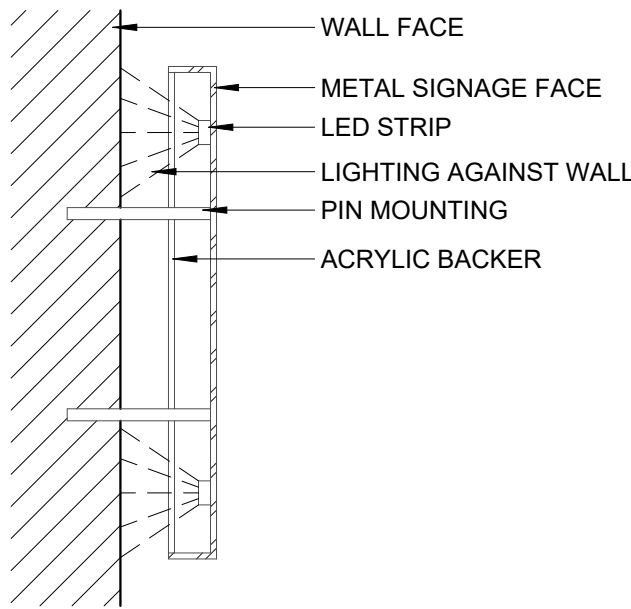
#### 4 GYM SIGN DETAIL

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



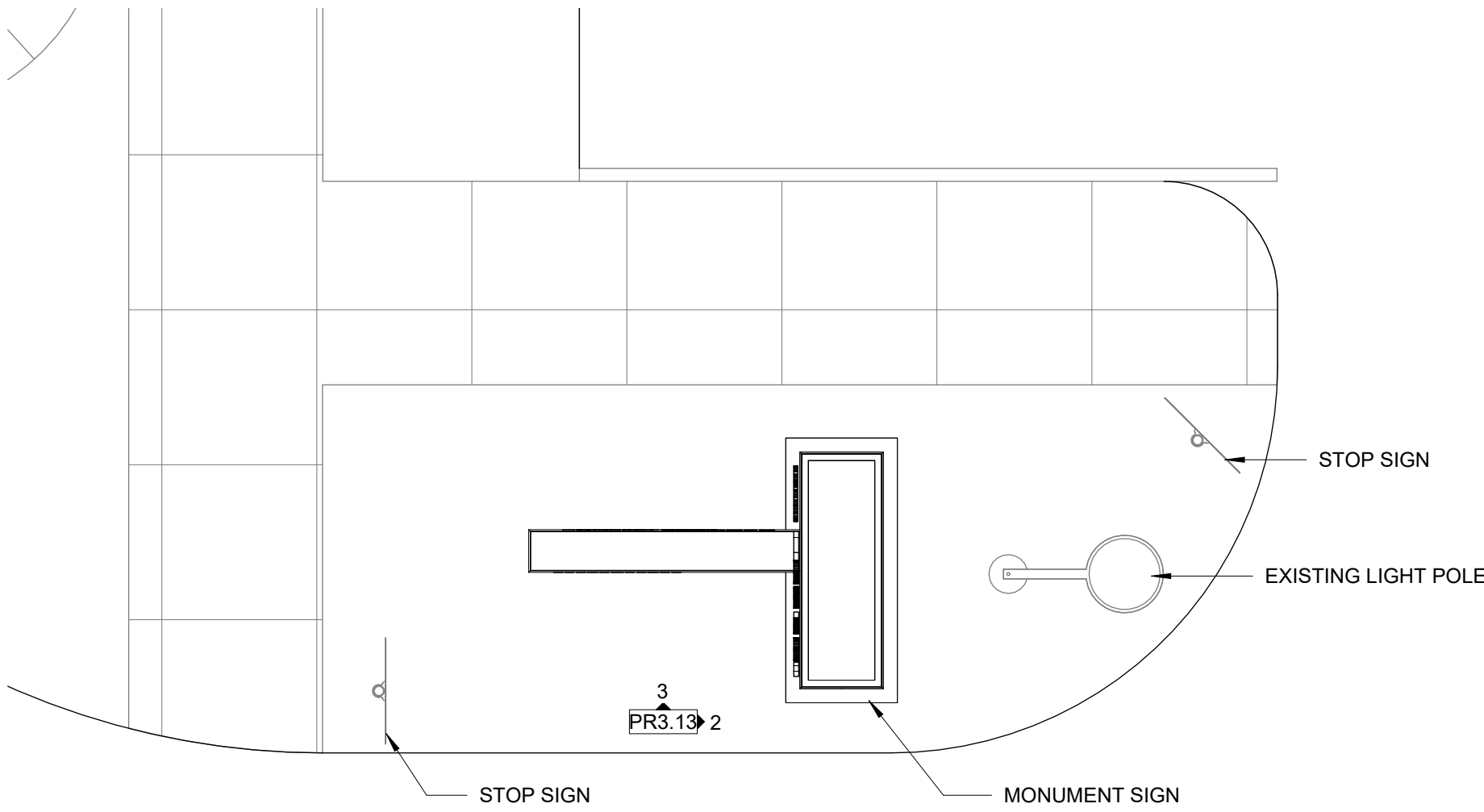
#### 5 ENTRY CANOPY DETAIL

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



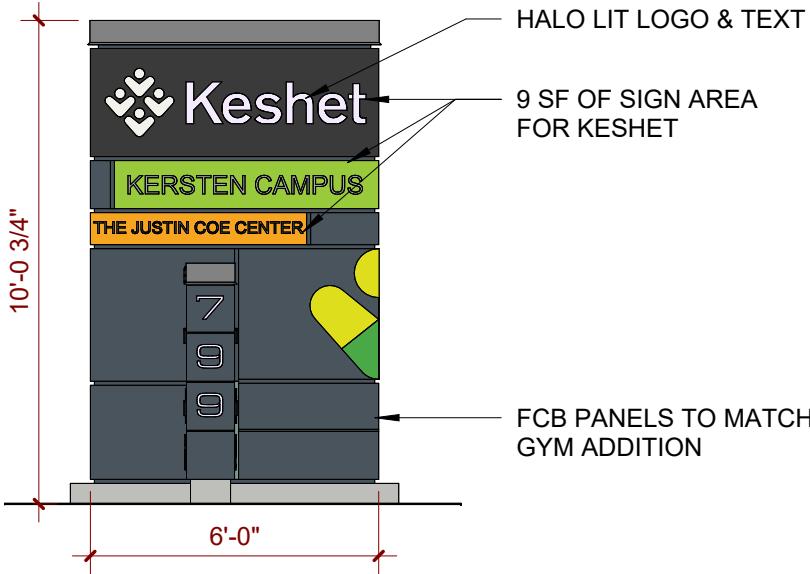
#### 6 HALO LIT SIGNAGE DETAIL (TYP.)

SCALE: 3" = 1'-0"



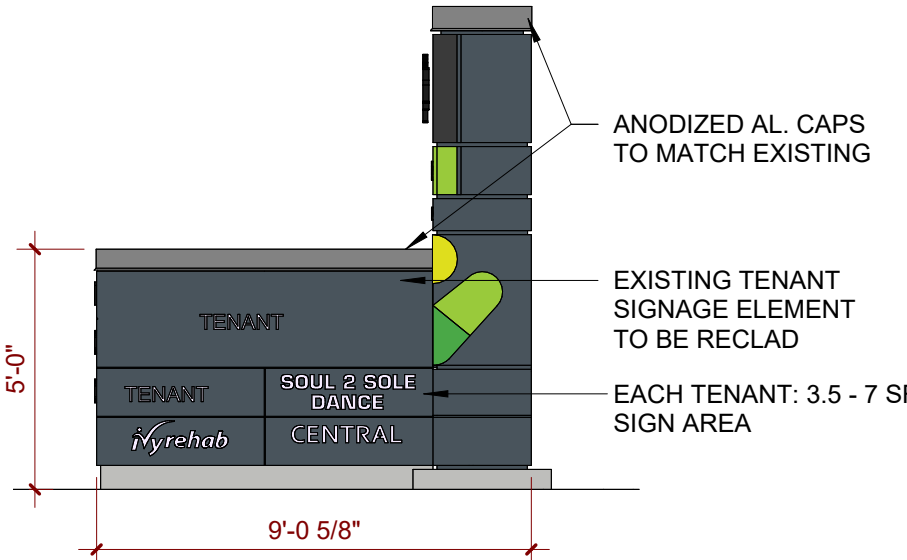
#### 1 MONUMENT SIGN ENLARGED PLAN

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



#### 2 MONUMENT SIGN - SOUTH ELEVATION

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

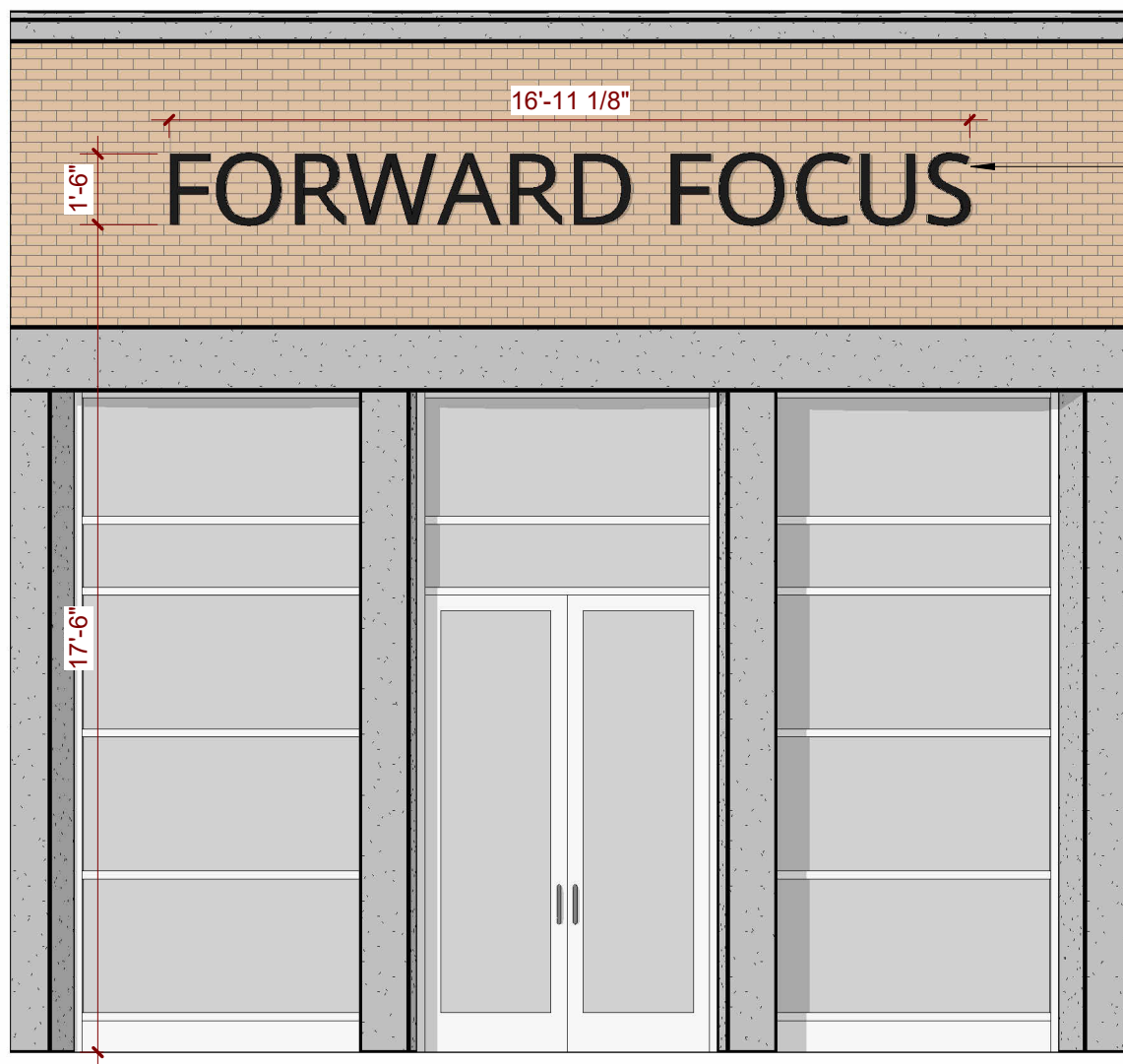


#### 3 MONUMENT SIGN - EAST ELEVATION

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

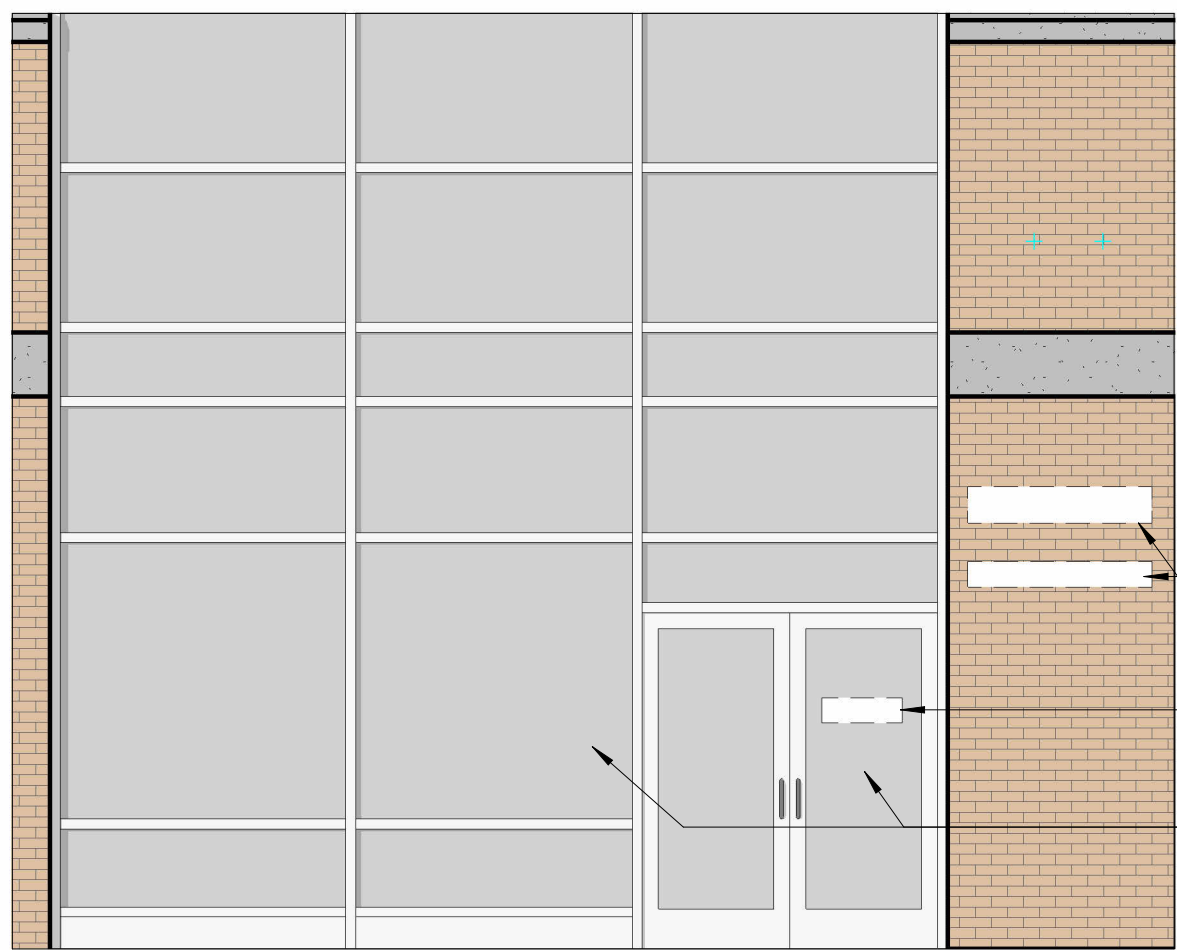
#### SIGNAGE DETAILS





NEW HALO LIT SIGN, 25 SF,  
PART OF FRONT TENANT  
SIGNAGE PERMIT

18 SF SIGN AREA ON EXISTING  
GROUND SIGN, LIT BY  
GROUND LIGHTS, PART OF  
FRONT TENANT SIGNAGE  
PERMIT



(2) EXISTING LEVEL 2  
TENANT IDENTITY  
SIGNS, 3 SF EACH

EXISTING KESHET  
WINDOW SIGN, 1 SF

NEW LEVEL 2 TENANT  
SIGNS TO BE WINDOW  
SIGNS MOUNTED TO  
DOOR OR TO ADJ.  
GLAZING

| TYPE                                         | TENANT SIGN SCHEDULE |          |           | ILLUMINATION |
|----------------------------------------------|----------------------|----------|-----------|--------------|
|                                              | LENGTH               | HEIGHT   | AREA (SF) |              |
| <b>IVYREHAB</b>                              |                      |          |           |              |
| WALL SIGN                                    | 8'-0"                | 3'-0"    | 25        | Y            |
| WINDOW SIGN                                  | 3'-6"                | 1'-0"    | 1.5       | N            |
| MONUMENT SIGN                                |                      |          | 3.5       | Y            |
| <b>SOUL 2 SOLE</b>                           |                      |          |           |              |
| WALL SIGN                                    | 17'-2"               | 1'-2"    | 20        | Y            |
| WINDOW SIGN                                  | 3'-6"                | 1'-0"    | 1.5       | N            |
| MONUMENT SIGN                                |                      |          | 3.5       | Y            |
| <b>CENTRAL BLO BAR</b>                       |                      |          |           |              |
| WALL SIGN                                    | 7'-11"               | 1'-11.5" | 16        | Y            |
| WINDOW SIGN                                  | 3'-6"                | 1'-0"    | 10        | N            |
| MONUMENT SIGN                                |                      |          | 3.5       | Y            |
| <b>T&amp;T NAILS</b>                         |                      |          |           |              |
| WALL SIGN                                    | 3'-1"                | 5'-3"    | 16.3      | Y            |
| WINDOW SIGN                                  | 3'-6"                | 1'-0"    | 2         | N            |
| MONUMENT SIGN                                |                      |          | 3.5       | Y            |
| <b>FORWARD FOCUS<br/>(PROPOSED)</b>          |                      |          |           |              |
| WALL SIGN                                    | 16'-11"              | 1'-6"    | 25        | Y            |
| WINDOW SIGN                                  |                      |          | 2         | N            |
| GROUND SIGN                                  | 5'-10"               | 3'-0"    | 18        | Y            |
| <b>LEVEL 2 TENANT<br/>WINDOW SIGN (EACH)</b> |                      |          | 3         | N            |

## 5 SIGN - FOWARD FOCUS

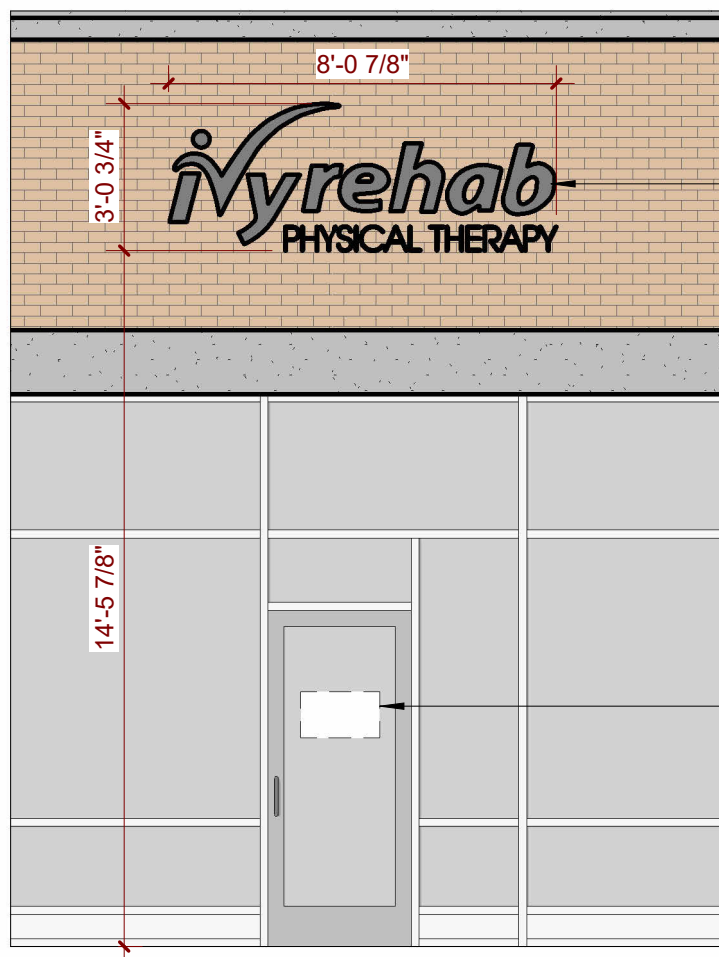
SCALE: 1/4" = 1'-0"

## 6 WEST GROUND SIGN

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

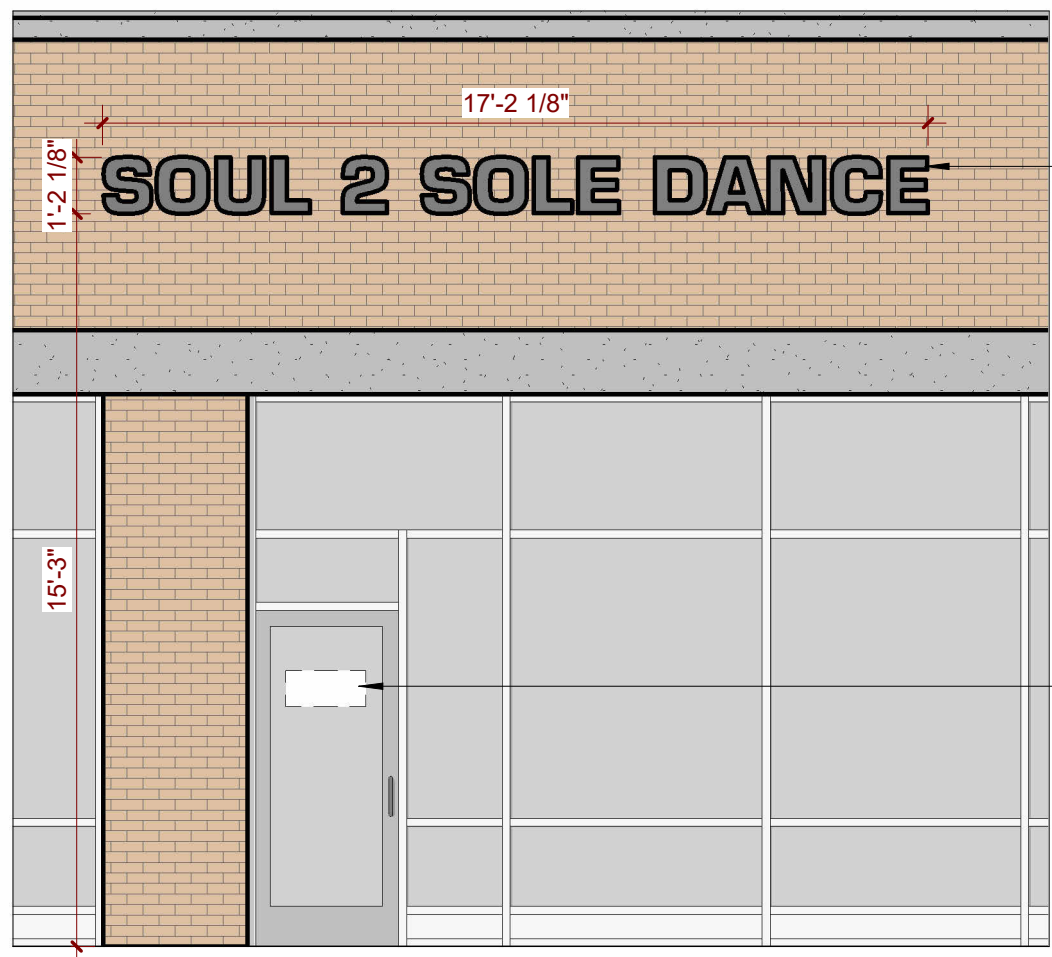
## 7 SIGN - LEVEL 2 ENTRY

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



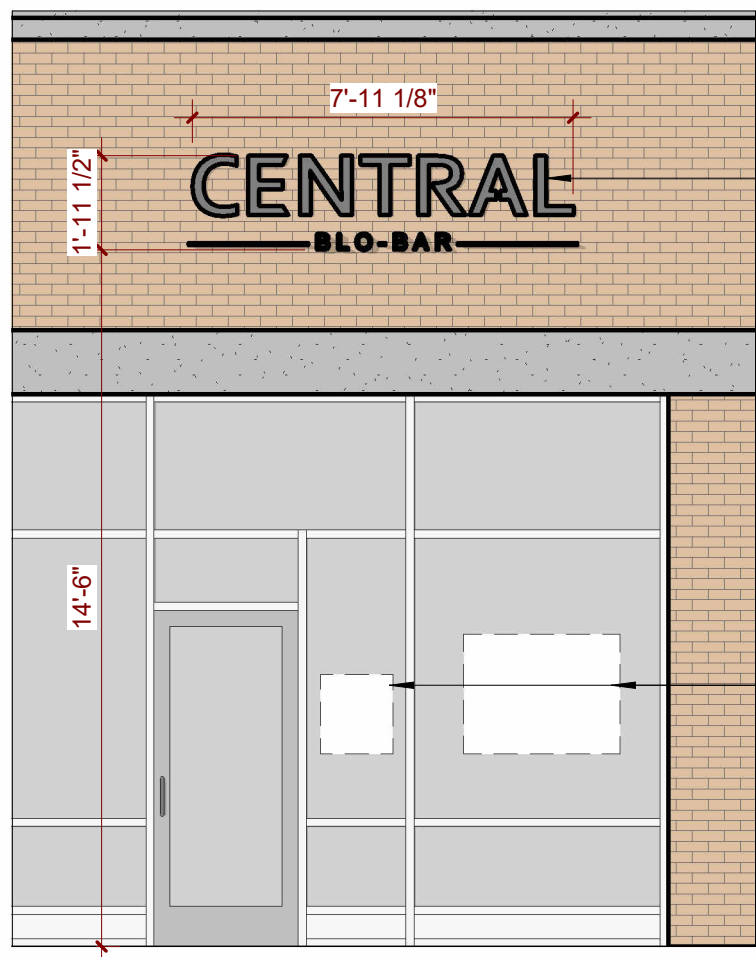
EXISTING BACKLIT  
SIGN, 25 SF

EXISTING WINDOW  
SIGN, 1.5 SF



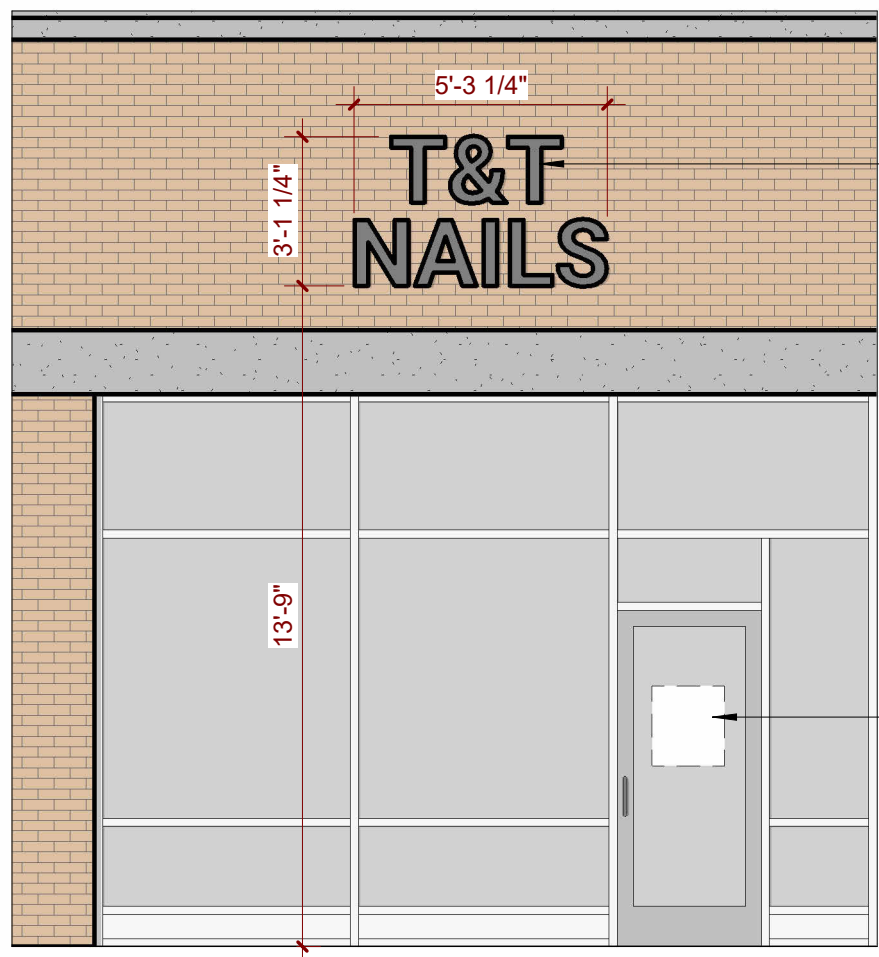
EXISTING BACKLIT  
SIGN, 20 SF

EXISTING WINDOW  
SIGN, 1.5 SF



EXISTING BACKLIT  
SIGN, 15.5 SF

EXISTING WINDOW  
SIGNS, 10 SF



EXISTING BACKLIT  
SIGN, 16.3 SF

EXISTING WINDOW  
SIGN, 2 SF

## 1 SIGN - IVY REHAB

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

## 2 SIGN - SOUL 2 SOLE

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

## 3 SIGN - CENTRAL

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

## 4 SIGN - T&T NAILS

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

**NOTE:**  
SEE SEPARATE DOCUMENT FOR SIGANGE STANDARDS.

### EXISTING & NEW TENANT SIGNAGE





## CERTIFICATE OF DESIGN REVIEW APPROVAL

|                             |                                     |
|-----------------------------|-------------------------------------|
| Date Approved:              | June 2 <sup>nd</sup> , 2026         |
| Project Address:            | 799 Central Avenue (the "Property") |
| Applicant:                  | Alec Thornton (on behalf of Keshet) |
| Project Name / Description: | Design Review for Keshet            |

### Application Summary

The Plan & Design Commission approved the Design Review for exterior alterations as shown in Attachments 2, 4, & 6 of the packet.

### Approved Plans:

- Approved Site Plan – per Attachment 2 in the posted packet for June 2, 2026
- Approved Elevations - per Attachment 6 in the posted packet for June 2, 2026
- The landscaping approval from October 21, 2025 is still applicable.

*Approved Plans Attached.*

See next page for notes and signature.

Page 1 of 2



This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

---

Anthony Mistretta  
Planner I  
Community  
Development



# MEMORANDUM – PLAN & DESIGN COMMISSION

**TO:** Plan and Design Commission (“*Commission*”)  
**FROM:** Community Development Department  
**DATE:** for the June 2<sup>nd</sup>, 2026 Plan & Design Commission meeting  
**RE:** **Final Plat of Re-Subdivision with Variations (0 Meadow Ln., a vacant lot with the PIN 1616310002 that is adjacent to 1700 Meadow Ln.)**

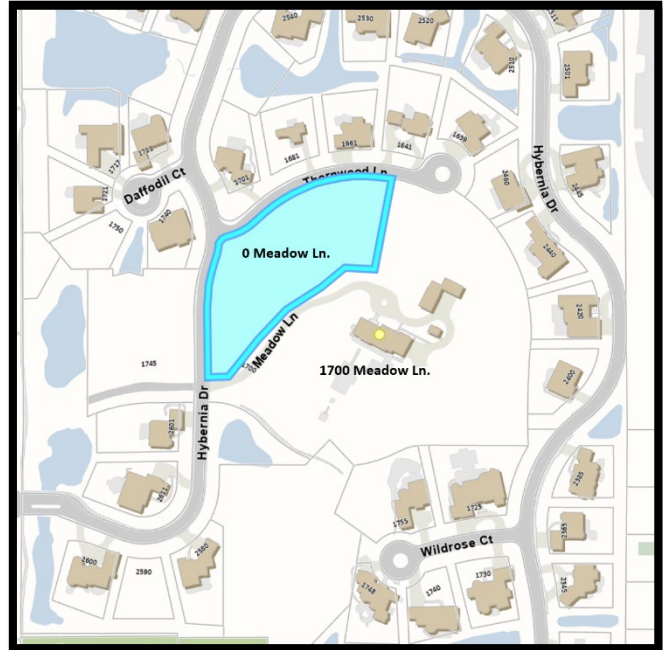
## **RECOMMENDATION:**

Staff recommend the Commission consider the proposed Minor Plat of Re- Subdivision with two requested subdivision variations and that the Commission make a written recommendation regarding the Plat<sup>1</sup>. The proposed plat of re-subdivision is attached as **Attachment 2**.

If the Commission is ready to make a recommendation to approve, draft Findings of Fact approving<sup>2</sup> the Plat (“*FOF*”) are attached in the packet as **Attachment 4**. Standard conditions of approval are also recommended, which are listed towards the end of this report.

## **SUMMARY OF CONSIDERATION:**

The petitioner and property owner Hedjo Chase, LLC (“*Applicant*”) has submitted a Minor Plat of Subdivision application to re-subdivide the property 0 Meadow Lane (the “*Property*”) into two buildable lots. The Property is currently one buildable lot with no structures on it. Based on what the Applicant submitted, their intention is to subdivide the Property from one lot to two lots – both would be buildable<sup>3</sup>.



The existing Property is approximately 2 acres in size or 87,124 sq. ft. The proposed re-subdivision would split land into two approximate-1 acre lots. The lots are proposed as follows:

- Lot 1: proposed to be 43,560 or approximately 1 acre. This lot is proposed to be vacant and buildable for a new single family home.
- Lot 2: proposed to be 43,564 sq. ft. or approximately 1 acre. This lot is proposed to be vacant and buildable for a new single family home.

The Subject Property is within the R3 zoning district, which requires a minimum lot size of 40,000 sq. ft. and minimum Lot Width of 100 feet. The proposed lots will comply.

The Applicant requests two subdivision variations, discussed further in the next section.

<sup>1</sup> The PDC has 45 days to make a written recommendation, unless the applicant allows longer in writing, and if the Commission takes longer than 45 days without the consent of the applicant, the application is deemed denied.

<sup>2</sup> FOF are **not** a staff recommendation and are available only in the event the PDC is ready to act.

<sup>3</sup> New construction must comply with relevant City Codes and receive permit.



A Minor Subdivision *without* variation only requires review by the Secretary and Chairman of the Plan Commission prior to the City Council meeting, per Section 151.005(E)(1)(a)<sup>4</sup>. In all cases final consideration occurs by City Council at a public meeting noticed by regular US mailing to adjoining property owners.

- The plat qualifies as a Minor Subdivision because no Bonded Improvements are required<sup>5</sup>.
- The Commission is considering the application because two variations are requested: **Section 151.009. – Variations and Exceptions:** “Variations from these regulations shall not be granted as a right. However, the Plan Commission may recommend and the City Council may grant variations from the regulations contained in this Subdivision Code in specific cases which do not affect the general plan or the spirit of the Subdivision Code. Such recommendations shall be communicated to the City Council in writing.”

#### **Variation Review:**

The proposed re-subdivision does not comply with Section 151.004(A)(1): “Lot shapes. Every lot shall have four sides. Exceptions may be approved when the applicant demonstrates that a four-sided lot is not feasible because of peculiar topographical conditions, abutting lots of record or abutting parcels, or pre-existing buildings not owned directly or indirectly by the applicant. A lot of other than four sides will not be approved if it appears that such lot has been so formed solely to comply with the minimum area, depth and width requirements of the Zoning Ordinance. As nearly as practicable, intersecting lot lines shall form right angles with each other.”

- Proposed Lot 1 has 11 sides and has multiple intersections that are not at 90 degree angles.
- Proposed Lot 2 has five sides and has at least one intersection not at a 90 degree angle.
- The prior subdivision was approved for similar relief, in 2021.

The variation also encompasses the interior proposed lot lines, of which there are seven proposed interior line segments. Three of the interior line segments are approximately at 90 degree angles; the other interior lines are not. The interior line segments appear to follow the existing private driveway to the existing home. The Applicant submitted a survey and survey exhibit, included in **Attachment 4**, that indicate existing lot lines and the proposed lot lines with the driveway superimposed.

The Applicant states the following regarding the proposed variation for this subsection, from **Attachment 1**:

- “The intent and purpose of the regulation set forth in the Subdivision Code is, in part, to protect neighborhood character and to provide quality neighborhoods by requiring minimum lot widths, depths and areas (Section 151.002(D)). In this case, the existing lot contains more than 4 sides, as will the newly created lots.”

The proposed re-subdivision does not comply with Section 1501.004(A)(5): “Relationship to streets. Each lot shall have principal frontage on a public street. Through lots are prohibited.”

The Subject Property currently fronts on private streets Thornwood Lane, Meadow Lane, and Hybernian Drive. This is a pre-existing condition and any re-subdivision of the Subject Property would need this variation. The proposed lot will front on Hybernian Drive and Thornwood Lane, both private streets.

#### **NEIGHBOR COMMENTS:**

---

<sup>4</sup> Section 151.005(E)(1)(a). “Following a review of the plat of each such Minor Subdivision by the Secretary and Chairman of the Plan Commission, the Chairman will make a written recommendation regarding the plat to the City Council within 45 days. The failure of the Chairman to provide a recommendation within such 45 day period, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of the minor subdivision plat.”

<sup>5</sup> Section 151.010(B)(23) “‘Minor Subdivision’ Any subdivision which does not involve the installation and/or construction of bonded improvements.”



Public Comments have been included in the packet. The abutting HOA (Hybernia) has provided general comments on behalf of the entire Homeowners Association. The Planning Division recommends Applicants reach out to neighbors and HOAs, as appropriate.

**City & Agency Review:**

The City Planning, Building, Engineering, Police, Fire, and Forestry Divisions / Departments reviewed the plat, and Utility and other County or State Agencies also reviewed, and the following is a summary of comments:

1. Planning Comments:
  - a. Zoning review is included within this memo.
2. Engineering Comments:
  - a. In current conditions the lots drain east so with the new lot lines Lot 2 will need to accept the Lot 1 run off.
3. Forestry:
  - a. Should this subdivision application receive approval, all matters of tree preservation will be administered within the permitting phase of development.
4. Fire Departments: No objections.
5. Building Division: No objections.
6. ComEd: The only comment ComEd has is that the Easement Provisions from Document 2906319 referenced on this new Plat should be included. Alternatively, the attached easement provisions can be added. (See **Attachment 7.**)
7. Comcast: Comcast has no cable facilities within the boundaries of the Minitzer Estates Resubdivision and therefore has no objection to the proposed resubdivision.
8. AT&T: Thank you for sharing the details on the proposed plat of re-subdivision. After reviewing the information provided, AT&T has no concerns with this re-subdivision at 0/1700 Meadow Ln. Everything looks good from our end.
9. North Shore Gas was contacted and did not respond.

Comments from City entities and outside agencies are only for the proposed subdivision. Future construction / development, such as for a new home, must comply with all relevant local, county, state, and federal requirements.

**PRIOR RE-SUBDIVISION**

This property has had a prior re-subdivision which was considered at [9/28/21](#) PDC meeting. The PDC ultimately recommended the drafted Findings of Fact recommending approval for the Plat of Re-subdivision with the variations requested, recommending 5-1. The plat was approved by City Council on [Oct. 25, 2021](#).

**ZONING AND SUBDIVISION REVIEW:**

**Applicant/Property Owner:** Hedjo Chase, LLC.

**Legal Counsel:** Cal Bernstein

**Location:** The Properties are comprised of the following tax parcel:

- PIN: 16-16-310-002-0000 (0 Meadow Lane)

The subdivision does not create any new zoning nonconformities.

**Section 151.004 Minimum Design Standards & Other Chapter 151 Requirements**

| <i><b>Standard</b></i>  | <i><b>Requirement</b></i> | <i><b>Proposed</b></i> | <i><b>Notes</b></i>       |
|-------------------------|---------------------------|------------------------|---------------------------|
| <i><b>lot shape</b></i> | 4 sides                   | Multiple               | <b>Sub.<br/>Variation</b> |



|                                                     |                             |                                                  |                |
|-----------------------------------------------------|-----------------------------|--------------------------------------------------|----------------|
| <b>lot depth</b>                                    | 125'                        | Applicant needs to confirm                       | Complies       |
| <b>zoning density</b>                               | 40,000 Sq. Ft (R3)          | Lot 1 - 43,560 Sq. Ft.<br>Lot 2 - 43,564 Sq. Ft. | complies       |
| <b>zoning width</b>                                 | 100' (R3)                   | Applicant needs to confirm                       | complies       |
| <b>creation of nonconformities</b>                  | none allowed                | none proposed                                    | complies       |
| <b>tableland</b>                                    | 20% or more                 | complies                                         | complies       |
| <b>frontage on a public street</b>                  | frontage required           | located along private streets                    | Sub. Variation |
| <b>established property width average</b>           | NA for two lots             | not applicable                                   | NA             |
| <b>streets and alleys and pedestrian ways</b>       | ROW dedication not required | no PW objections                                 | complies       |
| <b>other public access use areas and facilities</b> | no comments from PW         | no PW objections                                 | complies       |
| <b>utility and drainage easements</b>               | new lots proposed           | easements proposed or on plat                    | complies       |
| <b>lot-in-depth standards</b>                       | not applicable              | not applicable                                   | complies       |

**Other Review Notes:**

|                                             |                                        |                            |                  |
|---------------------------------------------|----------------------------------------|----------------------------|------------------|
| <b>flood plain</b>                          | none                                   | no flood plain on property | noted            |
| <b>required infrastructure improvements</b> | See PW comments                        | no PW objections           | NA               |
| <b>burial of utility lines</b>              | must comply & bury per Sec. 151.008(7) | Waiver requested           | Waiver Requested |

The following is a summary Zoning Code review:

1. The Subject Property is located within the R3 zoning district.
2. The Subject Property is not locally landmarked nor within a historic district.
3. There is not steep slope on the Subject Property, as defined in Article II of the Zoning Code.
4. There is no flood plain on the Subject Property.
5. The Subject Property has frontage on dedicated and built **private** streets.

Preliminary zoning review for proposed lots:

1. Lot 1:
  - a. Lot 1 will have a R3 40 feet required front yard along the west property lines along the private streets, located along Hybernian Drive and Thornwood Drive.
  - b. The three lot line segments opposite the front property lines will become R3 required rear yards, of 20% of the Lot Depth, or 40 feet, whichever is less.
  - c. The residual two lot lines, one on the north being 197.84 feet in length and one on the south being 47.48 feet in length, are side yards and will have the R3 requirement: the total sum of the two side yards must equal 30% of the Lot Width with any one side yard being at least 15 feet. The Lot Width will have to be provided for future construction on this property.
  - d. Subdivision Building Lines appear on the plat. The Codes does not require these lines. The Applicant may remove them if they want. If the Applicant keeps the lines they should clarify what accessory structures are allowed to encroach, such as fences.



- e. The Established Building Setback (“EBS”) is not triggered by the proposed lot arrangement.
2. Lot 2:
- a. Lot 2 will have a R3 40 feet required front yard along the west and north property lines, located along Thornwood Drive.
  - b. The two lot line segments opposite the front property lines will become R3 required rear yards, of 20% of the Lot Depth, or 40 feet, whichever is less.
  - c. The residual two lot lines, one on the east being 195.84 feet in length and one on the southwest being 197.84 feet in length, are side yards and will have the R3 requirement: the total sum of the two side yards must equal 30% of the Lot Width with any one side yard being at least 15 feet. The Lot Width will have to be provided for future construction on this property.
  - d. Subdivision Building Lines appear on the plat. The Codes does not require these lines. The Applicant may remove them if they want. If the Applicant keeps the lines they should clarify what accessory structures are allowed to encroach, such as fences.
  - e. The Established Building Setback (“EBS”) is not triggered by the proposed lot arrangement.

Other zoning code requirements will apply as appropriate, and this review is a preliminary and general review only, not an approval. Tree considerations will be required as part of any permit review.

**ADDITIONAL CODE DEFINITIONS:**

**Section 151.010(B):**

“Bonded Improvements. Privately owned improvements (e.g., retention ponds and other improvements which the City Engineer determines are nevertheless necessary for the public good and all public improvements.”

“‘Minor Subdivision’ Any subdivision which does not involve the installation and/or construction of bonded improvements.”



**CITY OF HIGHLAND PARK**  
**Subdivision Application**  
**Letter of Situation**  
**Dated: March 27, 2026**

RE: Lot 2, 1700 Meadow Lane in Highland Park

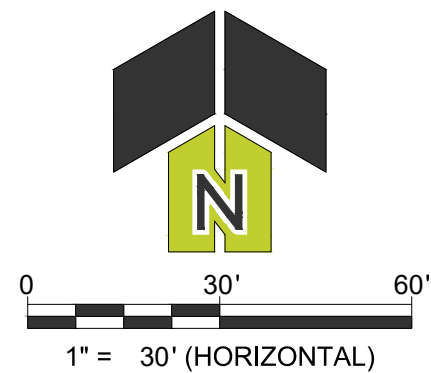
TO: Plan Commission and City Council

Lot 2, 1700 Meadow Lane is a substantial property situated in west Highland Park, encompassing more than two acres of land. It is currently vacant. The owner desires to subdivide the property into two lots large lots to construct homes thereon. To subdivide the lot, one variation is required to allow lots of more than 4 sides.

Pursuant to the Subdivision Code, the Plan and Design Commission may recommend, and the City Council may grant variations so long as the variation does not affect the general plan or the spirit of the Subdivision Code (Section 151.009). The intent and purpose of the regulation set forth in the Subdivision Code is, in part, to protect neighborhood character and to provide quality neighborhoods by requiring minimum lot widths, depths and areas (Section 151.002(D)). In this case, the existing lot contains more than 4 sides, as will the newly created lots.

The newly subdivided lots comport well with the neighborhood and preserve the neighborhood character. The newly created lots comply with the regulations by meeting the minimum lot width, depth and area in the zoning district. Thus, the application herein meets the standards for a variation set forth in the Subdivision Code and but for the one issue, no variation will be required or needed. In sum, the proposed subdivided lots do not affect the general plan and are consistent with the spirit of the Subdivision Code. Thank you for considering this application.





BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

PRELIMINARY PLAT OF SUBDIVISION

OF

MINTZER ESTATES RESUBDIVISION

BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS

CURRENT P.I.N.:

16-16-310-002

OWNER/DEVELOPER

MR. JOSHUA MINTZER  
1660 RYDERS LANE  
HIGHLAND PARK, ILLINOIS

PREPARED FOR:

SAMUELS & BERNSTEIN  
484 CENTRAL AVE, SUITE #202  
HIGHLAND PARK, ILLINOIS

AREA SUMMARY

|       |                         |
|-------|-------------------------|
| LOT 1 | 43,560 S.F. (1.000 AC±) |
| LOT 2 | 43,564 S.F. (1.000 AC±) |
| TOTAL | 87,124 S.F. (2.000 AC±) |

LEGEND

|                         |          |
|-------------------------|----------|
| EX. BOUNDARY LINE =     | _____    |
| EX. R.O.W. LINE =       | _____    |
| EX. LOT LINE =          | _____    |
| EX. EASEMENT LINE =     | _____    |
| PROPOSED LOT LINE =     | _____    |
| PROPOSED SETBACK LINE = | _____    |
| MEASURED INFORMATION =  | XXX.XX   |
| RECORDED INFORMATION =  | (XXX.XX) |
| FOUND IRON PIPE/ROD =   | ○        |
| FOUND ROW MARKER =      | ×        |
| FOUND PK NAIL =         | ⊙        |
| SET CONCRETE MONUMENT = | ⊞        |

PLAT SUBMITTAL AND RETURN TO ADDRESS

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

NAME: \_\_\_\_\_

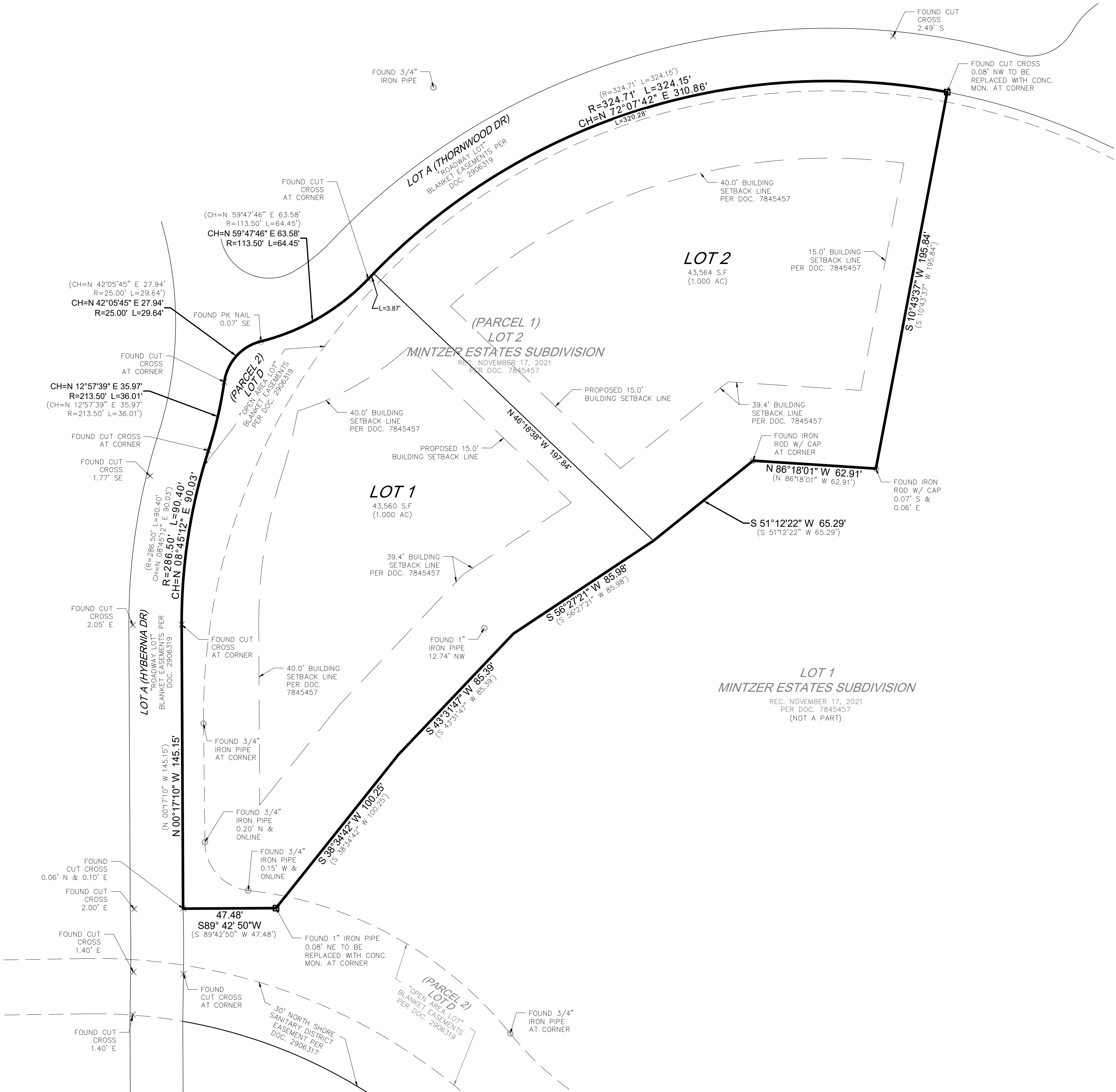
ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XX) ARE RECORD VALUES.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADI (R) AND CHORD BEARING AND LENGTH (CH).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
- EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF HIGHLAND PARK.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
- ⊞ DENOTES SET CONCRETE MONUMENTS.



SHEET INDEX

|                                                                        |
|------------------------------------------------------------------------|
| SHEET 1 OF 2: BOUNDARY, EASEMENTS, LOT DETAILS AND SETBACK INFORMATION |
| SHEET 2 OF 2: LEGAL DESCRIPTION, EASEMENT PROVISIONS AND CERTIFICATES  |

REVISIONS

MINTZER ESTATES RESUBDIVISION  
HIGHLAND PARK, ILLINOIS  
PRELIMINARY PLAT OF RESUBDIVISION

PROJ NO: 210112

PM: GP/AR

DATE: 02/05/2026

SCALE: 1"=30'

SHEET NUMBER

1 OF 2

3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630.598.0007  
WWW.CAGECIVIL.COM



THIS PERSON AND THESE DRAWINGS ARE THE PROPERTY OF CAGE CIVIL ENGINEERING. NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE CIVIL ENGINEERING, INC.



PRELIMINARY PLAT OF SUBDIVISION  
OF  
MINTZER ESTATES RESUBDIVISION

BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 43 NORTH, RANGE 12, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS

CURRENT P.I.N.:

16-16-310-002

OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

I, JOSHUA A. MINTZER, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED  
HEREON AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS  
SHOWN HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

OWNER: \_\_\_\_\_

ADDRESS: 1660 RYDERS LN  
CITY: HIGHLAND PARK ZIP: 60035

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID,  
DO HEREBY CERTIFY THAT JOSHUA A. MINTZER, AS OWNER OF THE PROPERTY COMMONLY KNOWN AS  
MINTZER ESTATES RESUBDIVISION, HIGHLAND PARK, ILLINOIS, APPEARED BEFORE ME THIS DAY IN  
PERSON AND ACKNOWLEDGED THE EXECUTION OF THESE STATEMENTS AS HIS/HER FREE AND  
VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

THIS IS TO CERTIFY THAT I, JOSHUA A. MINTZER, AS OWNER OF THE PROPERTY DESCRIBED AS MINTZER  
ESTATES RESUBDIVISION, AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE  
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH THE FOLLOWING  
LOTS LIE.

| LOT NO. | SCHOOL DISTRICT                               |
|---------|-----------------------------------------------|
| ALL     | NORTH SHORE SCHOOL DISTRICT 112-ELEMENTARY    |
| ALL     | TOWNSHIP HIGH SCHOOL DISTRICT 113-HIGH SCHOOL |
| ALL     | COMMUNITY COLLEGE DISTRICT #532               |

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.

OWNER: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID,  
DO HEREBY CERTIFY THAT JOSHUA A. MINTZER, AS OWNER OF THE PROPERTY COMMONLY KNOWN AS  
MINTZER ESTATES RESUBDIVISION, HIGHLAND PARK, ILLINOIS, APPEARED BEFORE ME THIS DAY IN  
PERSON AND ACKNOWLEDGED THE EXECUTION OF THESE STATEMENTS AS HIS/HER FREE AND  
VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

I, EMMANUEL GOMEZ, CITY ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS  
PLAT WHICH MEETS THE MINIMUM REQUIREMENTS OF THE CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

CITY ENGINEER \_\_\_\_\_

PLANNING AND DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

APPROVED BY THE PLAN AND DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK ON  
\_\_\_\_ 2026.

BY: \_\_\_\_\_ (CHAIR) ATTEST: \_\_\_\_\_ (SECRETARY)

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_

CITY CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

I, \_\_\_\_\_, MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY  
CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION DULY APPROVED, BY THE CITY  
COUNCIL AT ITS MEETING HELD ON \_\_\_\_\_, 2026.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK,  
ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2026.

BY: \_\_\_\_\_ (MAYOR)

NAME: \_\_\_\_\_ (CITY CLERK) NAME: \_\_\_\_\_ (SEAL)

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

I, \_\_\_\_\_, COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS DO HEREBY  
CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS  
AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2026.

CITY COLLECTOR, HIGHLAND PARK, IL \_\_\_\_\_

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S  
OFFICE OF LAKE COUNTY, ILLINOIS ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026 AT  
\_\_\_\_ O'CLOCK \_\_\_\_M

LAKE COUNTY RECORDER \_\_\_\_\_

LAKE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

THE LAKE COUNTY CLERK'S OFFICE HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL  
TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT  
SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY ON THE  
ABOVE REQUEST FOR CONSOLIDATION OR DIVISION OF TAX PARCELS FORM.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 2026.

LAKE COUNTY CLERK OR DEPUTY COUNTY CLERK \_\_\_\_\_

PERMISSION TO RECORD

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE  
OF GLENVIEW, ILLINOIS, TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS  
SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

BY: \_\_\_\_\_  
GABRIELA PTASINSKA  
GPTASINSKA@CAGECIVIL.COM  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893  
LICENSE EXPIRES NOVEMBER 30, 2026



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING  
DESCRIBED PROPERTY:

PARCEL 1: LOT 2 IN MINTZER ESTATES SUBDIVISION, BEING A SUBDIVISION IN SECTION 16 AND 21, TOWNSHIP 43 NORTH, RANGE 12, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 17, 2021 AS DOCUMENT NUMBER 7845457, IN  
LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY LOTS AND OPEN AREA LOTS FOR THE BENEFIT OF PARCEL 1, AS GRANTED  
IN PARAGRAPH 3 (A) ON PAGE 4 OF 4 IN THE PLAT OF HYBERNIA SUBDIVISION RECORDED AS DOCUMENT 2906319 AND CORRECTED BY  
CERTIFICATION OF CORRECTION RECORDED JANUARY 15, 1991 AS DOCUMENT 2981718 AND AMENDED BY DOCUMENTS 2983805, 2990361 AND  
3014937 AND AS REFLECTED IN PLAT OF MINTZER ESTATES SUBDIVISION RECORDED NOVEMBER 17, 2021 AS DOCUMENT 7845457, IN LAKE  
COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 2.000 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8"x24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS,  
POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER  
17097C0279K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS  
DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF  
HIGHLAND PARK, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN  
ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

FOR REVIEW

BY: \_\_\_\_\_  
GABRIELA PTASINSKA  
GPTASINSKA@CAGECIVIL.COM  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893  
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577  
LICENSE EXPIRES APRIL 30, 2027.

DATE OF FIELD SURVEY: JANUARY 27, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY



REVISIONS

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CAGE CIVIL ENGINEERING. NO PART OF THIS DESIGN MAY BE  
REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM  
CAGE CIVIL ENGINEERING.

MINTZER ESTATES RESUBDIVISION  
HIGHLAND PARK, ILLINOIS  
PRELIMINARY PLAT OF RESUBDIVISION

PROJ NO. 210112

PM: GP/AR

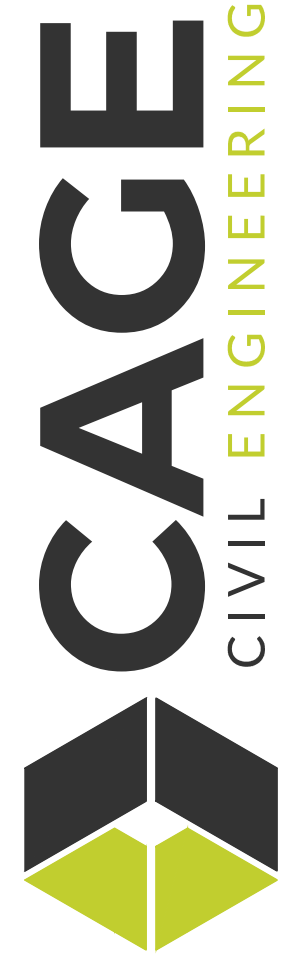
DATE: 02/05/2026

SCALE: N/A

SHEET NUMBER

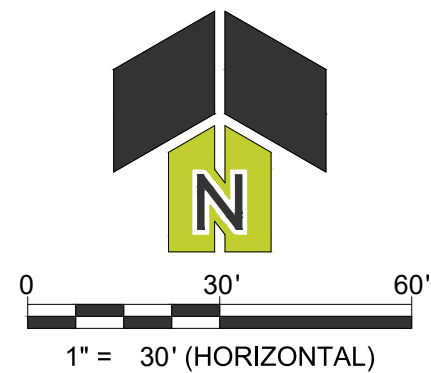
2 OF 2

3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630.598.0007  
WWW.CAGECIVIL.COM





TREE EXHIBIT



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

16-16-310-002

OWNER/DEVELOPER

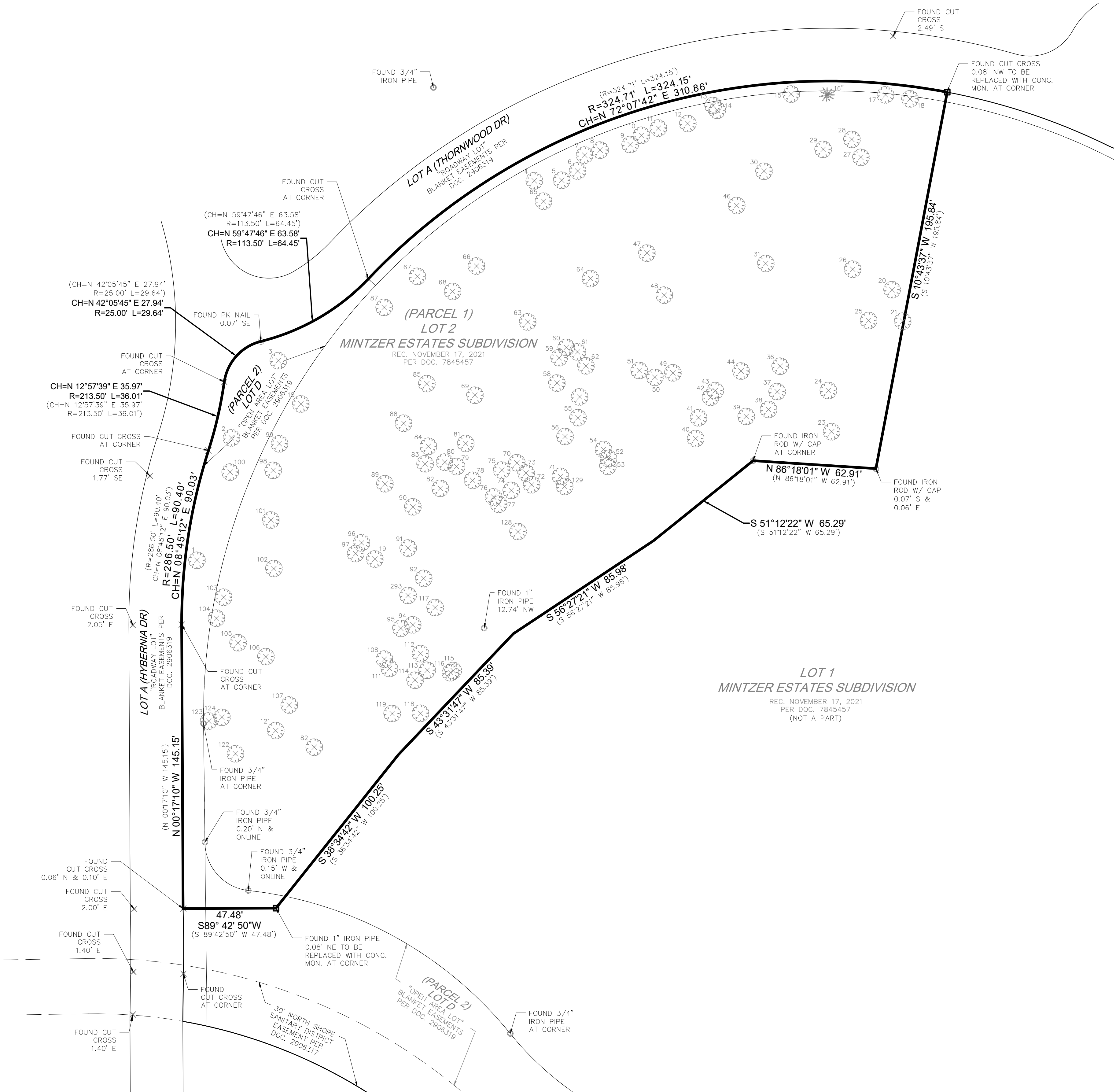
MR. JOSHUA MINTZER  
1660 RYDERS LANE  
HIGHLAND PARK, ILLINOIS

PREPARED FOR:

SAMUELS & BERNSTEIN  
484 CENTRAL AVE, SUITE #202  
HIGHLAND PARK, ILLINOIS

LEGEND

|                         |          |
|-------------------------|----------|
| EX. BOUNDARY LINE =     |          |
| EX. R.O.W. LINE =       |          |
| EX. LOT LINE =          |          |
| EX. EASEMENT LINE =     |          |
| PROPOSED LOT LINE =     |          |
| PROPOSED SETBACK LINE = |          |
| MEASURED INFORMATION =  | XXX.XX   |
| RECORDED INFORMATION =  | (XXX.XX) |
| FOUND IRON PIPE/ROD =   |          |
| FOUND ROW MARKER =      |          |
| FOUND PK NAIL =         |          |
| SET CONCRETE MONUMENT = |          |



SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
- EASEMENTS AND SETBACKS AS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF LAKE COUNTY.

3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630.598.0007  
WWW.CAGECIVIL.COM



REVISIONS

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MINTZER ESTATES RESUBDIVISION  
HIGHLAND PARK, ILLINOIS  
TREE EXHIBIT

PROJ NO: 210112

PM: GP/AR

DATE: 03/26/2026

SCALE: 1"=30'

SHEET NUMBER

1 OF 1



## **FINDINGS OF FACT**

**Plan and Design Commission Recommendation  
For a Proposed Minor Preliminary and Final Plat of Subdivision  
Located at 0 Meadow Lane, Highland Park, Illinois 60035  
That Requests Variations to the City of Highland Park Subdivision Code (Chapter 151)  
SUB-2026-00013**

### **RECOMMENDATION:**

The Plan and Design Commission recommends the requested variations be granted by the City Council, with the following conditions of approval:

- A. The Owners shall secure the necessary approvals from all public utility companies, provide easement statements, and locate all existing easements on the Plat, prior to recordation.
- B. The Owners shall secure the signature of the City Engineer and that of the County Clerk on the Plat, prior to its recordation.
- C. The Plat shall include all certificates, signatures, and seals as required by Section 151.005(A)(12) of “The Highland Park Code of 1968,” as amended.
- D. The Plat shall identify monuments for all corners of the proposed lot.

### **REQUESTED VARIATIONS:**

The Applicant has requested a variation to Section 151.004(A)(1), which states thus:

*“Lot shapes. Every lot shall have four sides. Exceptions may be approved when the applicant demonstrates that a four-sided lot is not feasible because of peculiar topographical conditions, abutting lots of record or abutting parcels, or pre-existing buildings not owned directly or indirectly by the applicant. A lot of other than four sides will not be approved if it appears that such lot has been so formed solely to comply with the minimum area, depth and width requirements of the Zoning Ordinance. As nearly as practicable, intersecting lot lines shall form right angles with each other.*

- The Applicant proposes two new lots which will not be four sided and will have intersecting lines not forming at right angles.

The Applicant has requested a variation to Section 151.004(A)(5), which states thus:

*“Relationship to streets. Each lot shall have principal frontage on a public street. Through lots are prohibited.”*

- The Applicant proposes two new lots which will not front on public streets. Proposed frontage for the new lots will be on private streets.

### **FINDINGS OF FACT:**

The Plan and Design Commission finds the requested variations in this specific case do not affect the general plan or the spirit of the Subdivision Code. The Plan and Design Commission documents the following facts of this specific case:



1. Developing new properties as four-sided polygons with intersecting lot lines forming at right angles is inherently difficult for the Subject Property, 0 Meadow Lane, because the property is already in curvilinear and oval in shape, due to pre-existing conditions from prior platting. Proposed interior lot lines follow the existing driveway and form nearly right angles where intersecting the front property line.
2. The property is not subdivisible without variation to the public street frontage requirement – the property is already cut-off from public street frontage due to prior platting. The Commission finds that the Applicant states that when curb cuts and access is proposed onto the private streets the issue will be brought forth to the Hybernian HOA.

#### **STANDARDS FOR A SUBDIVISION VARIATION AND EXCEPTION:**

##### **Sec. 151.009. - Variations and Exceptions.**

*“Variations from these regulations shall not be granted as a right. However, the Plan Commission may recommend and the City Council may grant variations from the regulations contained in this Subdivision Code in specific cases which do not affect the general plan or the spirit of the Subdivision Code. Such recommendations shall be communicated to the City Council in writing.”*

##### **Sec. 151.002. – Intent and Purpose.**

“These regulations are intended to serve the following purposes:”

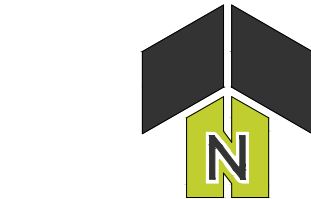
- A. “To assist in the carrying out and implementation of the Master Plan of the City of Highland Park.”
- B. “To set forth rules and regulations for the division and consolidation of real property.”
- C. “To provide for the proper location and/or width of streets and alleys, buildable areas, open spaces, utilities and drainage easements, and public use facilities and areas.”
- D. “To protect neighborhood character and to provide quality neighborhoods by requiring minimum lot widths, depths, and areas.”
- E. “To provide minimum standards for public improvements and provision for modernizing infrastructure, including water, sanitary sewer lines, and drainage.”
- F. “To provide for and secure the actual construction of public improvements.”
- G. “To discourage residential "enclaves" which tend to divide neighborhoods and which restrict reasonable access to adjacent land which is likely to be subdivided or resubdivided in the future.”



PLAT OF SURVEY

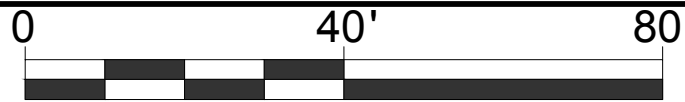
CURRENT P.I.N.:

16-16-310-002



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS



1" = 40' (HORIZONTAL)

OWNER

MR. JOSHUA MINTZER  
1660 RYDERS LANE  
HIGHLAND PARK, ILLINOIS

PREPARED FOR:

SAMUELS & BERNSTEIN  
484 CENTRAL AVE, SUITE #202  
HIGHLAND PARK, ILLINOIS

LEGEND

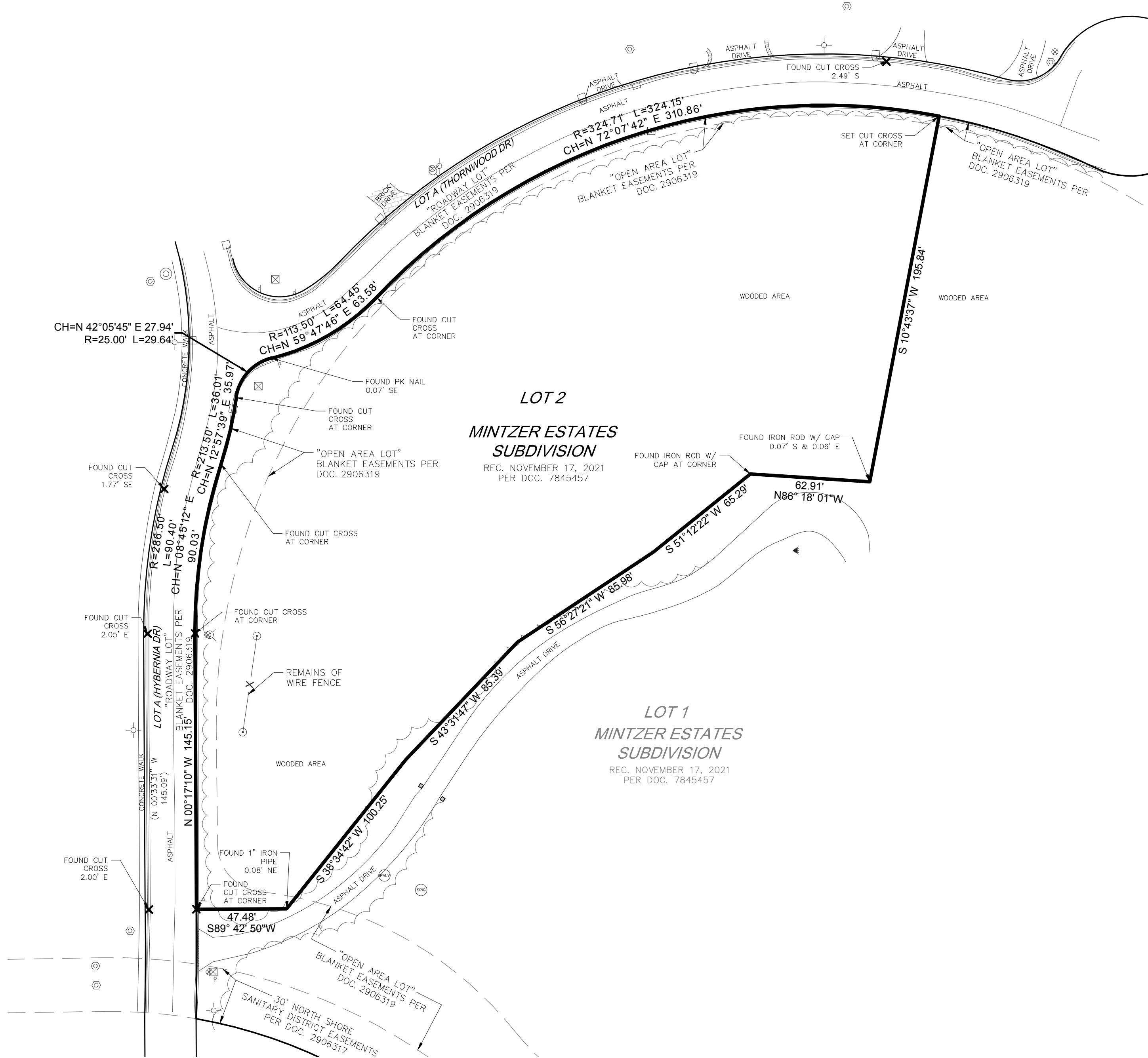
|                          |  |
|--------------------------|--|
| BOUNDARY LINE =          |  |
| EASEMENT LINE =          |  |
| PAVEMENT LINE =          |  |
| CURB & GUTTER =          |  |
| WIRE FENCE =             |  |
| TREE/BRUSH LINE =        |  |
| FOUND CUT CROSS =        |  |
| EX. SANITARY MANHOLE =   |  |
| EX. STORM MANHOLE =      |  |
| EX. INLET =              |  |
| EX. BUFFALO BOX =        |  |
| EX. HYDRANT =            |  |
| EX. VALVE BOX =          |  |
| EX. VAULT VAULT =        |  |
| EX. TELEPHONE PEDESTAL = |  |
| EX. UTILITY POLE =       |  |
| EX. WOOD POST =          |  |
| EX. GROUND LIGHT =       |  |
| EX. SIGN =               |  |
| EX. MAILBOX =            |  |
| EX. CONCRETE HATCH =     |  |
| EX. BRICK HATCH =        |  |

LEGAL DESCRIPTION

LOT 2 IN MINTZER ESTATES, BEING A RESUBDIVISION OF PART OF BLOCK 11 IN HIGHMOOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1926 AS DOCUMENT 282477 AND PART OF LOT D IN HYBERNIA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1980 AS DOCUMENT 2906319, BOTH BEING PART OF SECTIONS 16 AND 21, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SURVEYED AREA

87,124 SQUARE FEET (2.000 AC±)



SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT THEREOF. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORTS TOGETHER WITH UTILITY MARKINGS (JULIE, DIGGER, PRIVATE, ETC) IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF APRIL, A.D. 2026.

Gabriela Ptasinska  
GABRIELA PTASINSKA  
OPTASINSKABCA.CIVIL.COM  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3893  
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577  
LICENSE EXPIRES APRIL 30, 2027.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY (BOUNDARY AND IMPROVEMENTS): JULY 16, 2021  
DATE OF FIELD SURVEY VERIFICATION (BOUNDARY): JANUARY 27, 2026



LOT 2 IN MINTZER ESTATES  
HIGHLAND PARK, ILLINOIS  
PLAT OF SURVEY

PROJ NO. 210112

PM - G.P.

DATE - 04/15/2026

SCALE - 1"=40'

SHEET NUMBER

1 OF 1

2200 CABOT DRIVE, STE. 325  
LISLE, IL 60532  
P: 630.598.0007  
WWW.CAGECIVIL.COM



REVISIONS

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**Subject:** FW: Subdivision of Lots at 0 Meadow Lane

**From:** David Mason < >

**Sent:** Wednesday, May 27, 2026 9:58 AM

**To:** Burhop, Karl <kburhop@cityhpil.com>

**Cc:** Robert Stanley < >; Bernie Erdman < >; James Scheider < >; David Sugar < >; Kyla Mercer < >

**Subject:** Subdivision of Lots at 0 Meadow Lane

*[EXTERNAL EMAIL]*

Karl—Please provide this email to the Plan and Design Commission. Thank you.

To: Highland Park Plan and Design Commission

Re: Proposed Subdivision of 0 Meadow Lane

It is the understanding of the Hybernian Area Homeowners Association that the lot in question can be subdivided into two lots without the consent of the HOA. It is also the understanding of the HOA that the owners of the lots will have certain rights of ingress and egress over HOA owned roads.

As construction plans for the two lots evolve, we require that our rights and property are respected, but with proper notice we will consider reasonable requests that may affect our rights and property:

1. Access to both lots should be via Meadow Lane, exclusively. If there is a desire by the owner of one or both of the lots for the creation of alternative means to access either lot, we should discuss well in advance. If the proposed development of either lot would require curb cuts, driveway access connections, roadway modifications, utility work, grading, drainage alterations, or other physical encroachments affecting Hybernian Drive, Thornwood Lane, adjacent berms, landscaped areas, stormwater facilities, or other HOA-owned property, those actions may well infringe upon our rights and we ask that we be provided with ample notice to consider such requests.
2. Experience tells us that the construction process can be messy. We respectfully request that:
  - a. All streets be swept for nails and other debris each evening in order to avoid tire damage.
  - b. Mud and dirt be removed from all streets each evening.
  - c. Every effort be made to avoid dirt and other runoff from the property(ies) into the streets. All dirt and runoff migrates into our storm sewers which empty into our ponds, leading to deterioration of health of the ponds.



The HOA reserves all rights with respect to HOA-owned property. No work should occur within or affecting HOA property without the HOA's approval and involvement in the process.

The Board of Directors of the Hybernian Area Homeowners Association  
May 27, 2026



## **EASEMENT PROVISIONS**

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

**Commonwealth Edison Company**  
and  
**SBC Telephone Company, Grantees,**

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.