

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular meeting of the Zoning Board of Appeals of the City of Highland Park is scheduled to be held at the hour of 7:30 P.M. on Thursday, June 18, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

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

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

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

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

Public Hearing
Thursday, 06/18/2026 - 7:30 P.M.
Council Chambers
City Hall, 1707 St Johns Avenue, Highland Park, Illinois

AGENDA

- 1) **Call to Order**
- 2) **Approval of Minutes**
 - a) 05/07/2026 Zoning Board of Appeals Draft Minutes
- 3) **Business from the Public**
- 4) **Old Business**
- 5) **New Business**

- a) **#VAR-2026-00070**
Property: 406 Woodland Rd
Zoning District: R5

Appellant: Berna Huebner
Address: 406 Woodland Rd, Highland Park, IL 60035

The petitioner Melissa Koltz on behalf of the owner, Berna Huebner, 406 Woodland Rd, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.711, to encroach into the Established Building Setback.

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

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

MEETING DATE: Thursday, May 7, 2026

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

CALL TO ORDER

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

ROLL CALL

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

Councilmember Absent: Center

Student Council Absent: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Domenic Sciarrone/Petitioner
Andrew Venamore, CEO/H.G.B.

Staff Present: Hoffmann & Mistretta

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – April 16, 2026

Commissioner Chase moved to approve the April 16, 2026, regular meeting minutes as drafted. Commissioner Weisberg seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

OLD BUSINESS

1. Withdrawal of Applications for 879 Burton Avenue & 353 N Deere Park Dr. E

1 Planner Hoffmann advised this is informational.

2
3 **NEW BUSINESS**

4 1. #VAR-2026-00068

5 Property: 2982 Western Avenue

Appellant: Domenic Sciarrone

6 Zoning District: R5

Address: 2982 Western Avenue, Highland Park, IL 60035

7
8 The petitioner, Domenic Sciarrone, who owns the property at 2982 Western Avenue Avenue, Highland Park,
9 IL 60035, requests by authority of Section 150.1204(A)(14), of the Highland Park Zoning Code, a variation of
10 provision Section 150.707(B)(1), to encroach into the required 40' Subdivision Building Line measured from
11 the frontage along Old Trail in order to install a fence.

12
13 Planner Mistretta reviewed the proposal:

- 14 • Project Background
 - 15 ○ R5 district
 - 16 ○ built in 1951
 - 17 ○ 4' fence proposed
- 18 • Site Location
- 19 • Aerial view was shown
- 20 • Plat of Survey
- 21 • Property Photos were displayed
- 22 • Proposed Work
- 23 • Other Comments (there were none)
- 24 • Review

25
26 Chairperson Yablon swore in Petitioner, Domenic Sciarrone, who noted there are trees and bushes at the
27 property line. He stated people cut through the lawn.

28
29 Some ZBA comments are.....

- 30 • Chairperson Yablon asked, and Mr. Sciarrone said the fence would be in the inside of his lawn.
- 31 • Commissioner Aronoff asked, and Planner Hoffmann replied this is before the ZBA due to the building
32 line (from the 1930s) – otherwise, the fence is compliant.

33
34 Mr. Sciarrone addressed the standards (other higher fences are in the neighborhood and up to the property
35 line, this won't alter the neighborhood, wasn't created by the owner, won't affect line of sight or light, trees
36 will be seen). He stated he is not getting full use of his lot.

37
38 Commissioner Chase asked if the violation is only to the north. Planner Hoffmann concurred.

39
40 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. There was no one.

41
42 More PDC comments are.....

- 43 • Commissioner Chase said the standards have been met. It's the shape of a corner lot. Doesn't make
44 sense to have the fence in the middle of the side yard.
- 45 • Commissioner Treshansky concurred.
- 46 • Commissioner Aronoff said the hardship is the Subdivision setback.
- 47 • Commissioner Harmelech concurred.

- 1 • Commissioner Weisberg concurred.
- 2 • Commissioner Zaransky concurred.
- 3 • Chairperson Yablon concurred, and said the standards have been met.

4
5 Commissioner Chase moved to approve the order as drafted. Commissioner Zaransky seconded the motion.

6
7 On a roll call vote

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

10 Voting Nay: None

11
12 Chairperson Yablon declared that the motion passed unanimously.

13
14 2. #VAR-2026-00069

15 Property: 1442 Forest Avenue

Appellant: Michael Goldner

16 Zoning District: R5

Address: 1442 Forest Avenue, Highland Park, IL 60035

17
18 The petitioner, Andrew Venamore, on behalf of the owner, Michael Goldner, 1442 Forest Avenue, Highland
19 Park, IL 60035 requests by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation
20 of provision Section 150.703, to encroach into the side yard requirement for a new detached garage.

21
22 Planner Hoffmann reviewed the proposal:

- 23 • Project Background
 - 24 ○ R5 district
 - 25 ○ built in 1913, historic landmark
 - 26 ○ 22x22 detached garage proposed
- 27 • Site Location
- 28 • Aerial view was shown
- 29 • Plat of Survey
- 30 • Property Photos were displayed
 - 31 ○ Heritage tree
- 32 • Proposed Work
- 33 • Elevations were illustrated
- 34 • Other Comments
 - 35 ○ Forestry will review tree preservation
 - 36 ○ HPC will review; a Certificate of Appropriateness/COA will be required
- 37 • Review

38
39 Some ZBA questions for Staff are.....

- 40 • Chairperson Yablon asked if the existing garage is to the right. Planner Hoffmann said it is.
- 41 • Commissioner Weisberg asked if this is nonconforming. Planner Hoffmann said yes. He noted before
42 the side-yard setback (zoning), it was 9'.
- 43 • Chairperson Yablon asked if there is any harm with the gravel. Planner Hoffmann said it would be
44 less harsh on the tree-root structure; Forestry is concerned about construction.

45
46 Chairperson Yablon swore in Mr. Andrew Venamore, CEO/H.G.B. who said special engineering approval has
47 been given for the gravel (which is existing). The impetus is to get the structure off of the tree. Not using

1 concrete is ideal to preserve the tree. He noted the owners purchased the property 2 years ago. The garage
2 is in terrible shape and may not have had a permit. It will be pushed 20' further to the rear. It is very heavily-
3 wooded; dense. One tree will be removed.

4
5 Neighbors were contacted, and 8 sent letters of support.

6
7 The hardship is tied to maintaining the significant trees. If in an alternate location, more trees would be lost.
8 The request is appropriate to maintain the backyard.

9
10 Mr. Venamore addressed the standards (the neighborhood has a lot of trees, garage is not functional, the
11 hardship relates to existing conditions, will not be detrimental to public welfare, no bearing to light for
12 neighbors; hip roof, green shutters will match the house).

13
14 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. There was no one.

15
16 Some ZBA comments are.....

- 17 • Commissioner Harmelech believes the standards have been met; moving away from neighbors. He
18 will support this.
- 19 • Commissioner Aronoff said saving the trees is great.
- 20 • Commissioner Weisberg said it was a great presentation.
- 21 • Commissioner Treshansky believes the standards have been met.
- 22 • Commissioner Zaransky said it was a great presentation, good project.
- 23 • Commissioner Chase said the standards have been met; great presentation.
- 24 • Chairperson Yablon believes the standards have been met and would be in favor. She has never seen
25 neighbors sign off this well on a project.

26
27 Commissioner Weisberg moved to approve the order as drafted. Commissioner Treshansky seconded the
28 motion.

29
30 On a voice vote

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

33 Voting Nay: None

34
35 Chairperson Yablon declared that the motion passed unanimously.

36
37 **STAFF REPORT**

38 There is no Staff Report.

39
40 Planner Hoffmann said the next two ZBA meetings will be canceled due to no applications being submitted.

41
42 **MISCELLANEOUS**

43 There are no Miscellaneous items.

44
45 **ADJOURNMENT**

46 Commissioner Chase moved to adjourn the meeting at 8:06 p.m. Commissioner Zaransky seconded the
47 motion.

1
2 On a voice vote
3 Voting Yea Chairperson Yablon; Commissioners Aronoff, Chase, Harmelech, Treshansky,
4 Weisberg, & Zaransky
5 Voting Nay: None
6

7 Chairperson Yablon declared that the motion passed unanimously.
8

9 Respectfully Submitted,
10

11
12 Gale Cerabona
13 Recorder
14

15 **MINUTES OF APRIL 16, 2026, WERE APPROVED WITHOUT CORRECTIONS.**

DRAFT

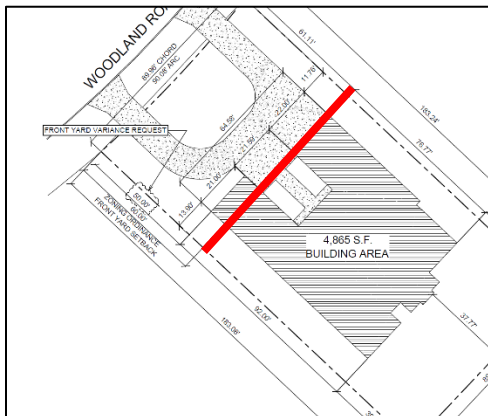
Date: June 18, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & Staff Liaison
 Subject: 406 Woodland Rd Application Summary

APPLICATION SUMMARY:

The petitioner Melissa Koltz on behalf of the owner, Berna Huebner, (**the “Applicant”**) of 406 Woodland Rd, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, variation of provision Section 150.711 to encroach into the Established Building Setback (EBS) for a new single family home. The subject property is located within the R5 zoning district and according to Lake County Assessor’s Office the home was built in 1951.

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

- (i) To encroach into the Established Building Setback of 60 feet by 10 feet for a new single family home;



The applicant is proposing a new single family home that will encroach into the EBS, but maintain the R5 minimum front yard requirement of 40’. The proposed home will encroach 10’ into the 60’ EBS requirement, shown in red. The proposed encroachment is for an attached garage with a total area of 210 square feet within the EBS requirement.

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

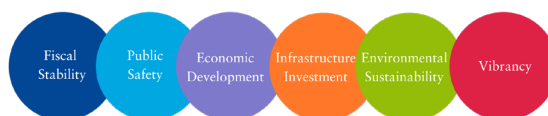
NEIGHBOR & CITY COMMENTS:

- Forestry - applicant proposes removal of 11 "Protected" trees. At time of permit submittal, Forestry will review these proposed removals. Removal of any "Protected" trees, in good condition, will be subject to tree removal fees & tree replacement requirement, as outlined in Chapter 94 of Highland Park City code

ATTACHMENTS:

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

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



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: 406 Woodland Rd	
Property's Current Zoning: R5	Property's Current Use: SFR
Lot/Tract Area (SF): 16,470 sq ft	Minimum Lot Area for Applicable Zoning District (SF): 10,000 sq ft
Legal Description (note if attached): attached on plat of survey	
Brief Project Description: reconstruct SFR with a 50 foot front yard setback	

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

PETITIONER & OWNER INFORMATION
Petitioner
Applicant's Name: BERNA HUEBUER
Address (City, State, ZIP): 406 Woodland Rd
Owner
Property Owner's Name (if the Petitioner is not the legal owner of the property): same
Address (City, State, ZIP):
Attorney or Representative Counsel
Contact Name:
Address (City, State, ZIP):
Architect/Builder
Contact Name: Robert W. Friedman
Address (City, State, ZIP): 9438 Keeler Ave Skokie, IL 60076



PROPERTY OWNER SIGNATURE	
<p>The undersigned acknowledges and agrees that they are familiar with, have read and reviewed, and understand, all laws and regulations applicable to this application and the requested license/permit/authorization, including, without limitation, Chapter 150 of the City Code. The undersigned further agrees that the applicant complies with any and all eligibility requirements for the requested license/permit/authorization, and that the applicant will comply with all applicable laws and regulations with respect to the requested license/permit/authorization.</p>	
Property Owner <i>Berna Huebner</i> Date <u>5-6-26</u> Sworn to before me this <u>5</u> day of <u>May</u> , 20 <u>26</u> .	Petitioner (If Other Than Property Owner) _____ Date _____ Sworn to before me this _____ day of _____, 20____.
Notary	Notary _____

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

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, June 18, 2026, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2026-00070

Petitioner: Melissa Koltz

Zoning District: R5

Subject Property: 406 Woodland Rd

Highland Park, Illinois 60035

The petitioner Melissa Koltz on behalf of the owner, Berna Huebner, 406 Woodland Rd, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.711, to encroach into the Established Building Setback.

The Subject Property, commonly known as 406 Woodland Rd, is legally described as follows:

LOT 14 (EXCEPT THE EAST 10 FEET THEREOF) IN RAVINIA WOODS, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 16-36-207-010-0000

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

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

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

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

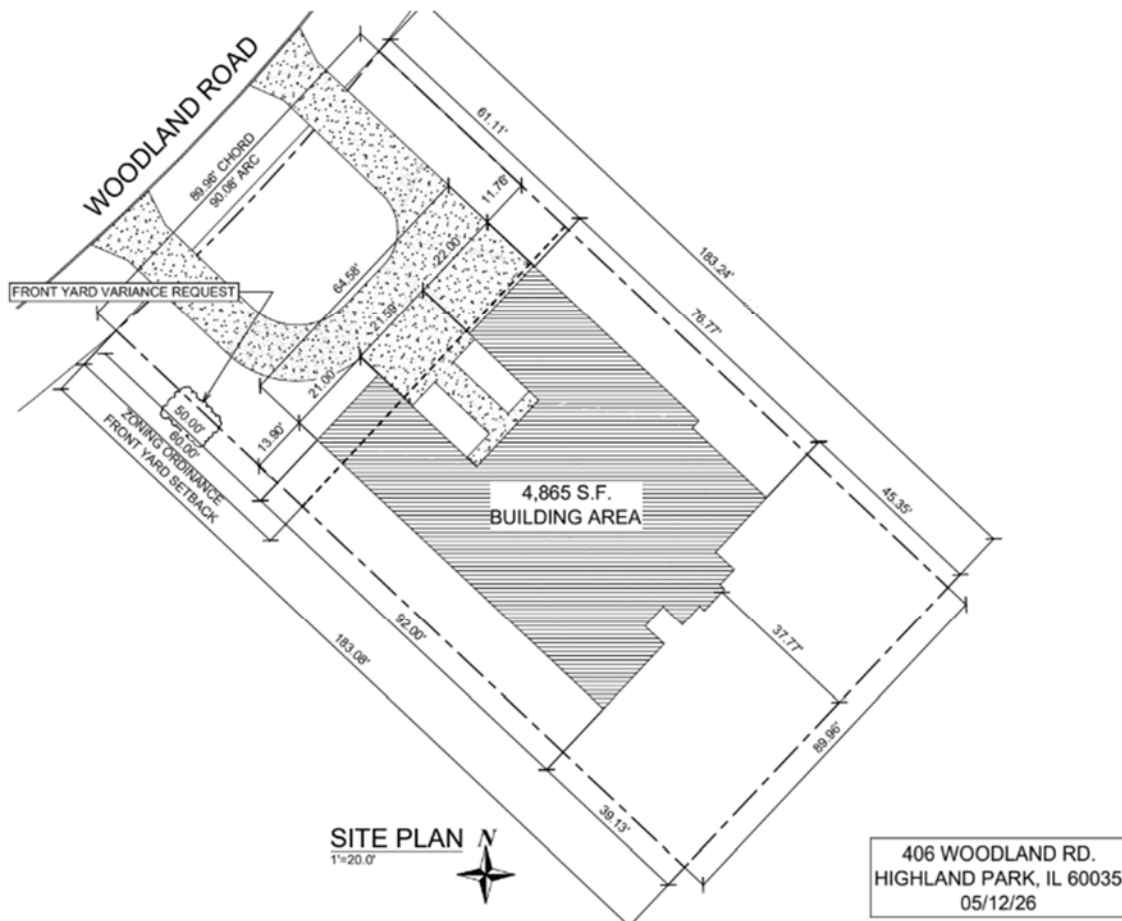
Zoning Board of Appeals | Alexis Yablon, Chairman

Letter of Situation & Hardship

The existing ranch-style house at 406 Woodland Road is at the end of its life and is best served by replacement with a similar structure that is up to current life-safety codes and functions appropriately as a modern residence. Zoning relief is requested to reduce the overly-restrictive front-yard setback requirement so that the proposed ranch-style house and its associated attached garages may replace the existing failing structure while maintaining the existing character of the neighborhood.

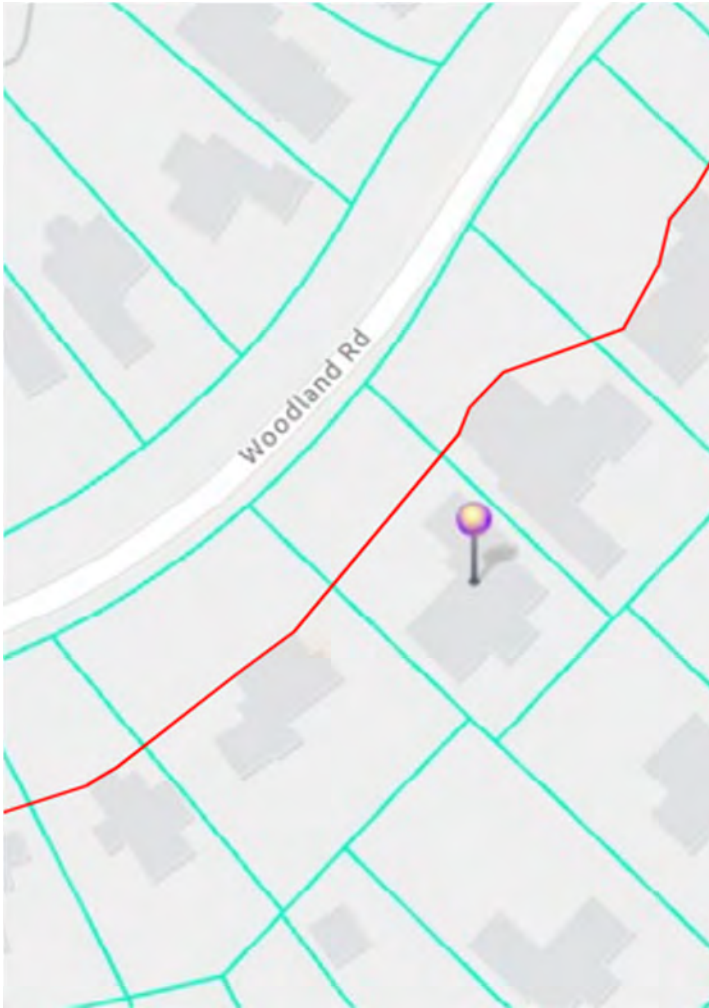
The typical required front yard setback in the R5 Moderate Density district is 40 feet. However, at 406 Woodland Road, the block average increases the setback requirement up to 60 feet. Lot depths along the south side of the street vary, which substantially impact the buildable area at those lots when accounting for the larger 60 foot front yard setback.

406 Woodland Road proposes zoning relief for a front yard setback variation so that the most garage-forward part of the proposed house extends to a front yard setback of 50 feet where 60 feet is currently required. The 50 foot setback is a larger setback than the adjacent home to the east's established setback, and the primary portion of the 406 Woodland house sits at or beyond the 60 foot setback requirement to meet the intent of the regulation.



The 406 Woodland lot is 183 feet in depth, which is the smallest lot depth on the block and similar to 450 Woodland a few properties to the west, which features a legally nonconforming rear yard setback given the significant front yard setback requirement. Since the block average along the south side of Woodland is 66.2 feet, the required front yard setback is the 60 foot maximum limited by the Zoning Code. With the 183 foot deep lot minus the 60 foot required front yard and 30 foot required rear yard setback, the building envelope is limited to 93 feet in depth, which is out of the character of the neighborhood and results in less buildable area available than on surrounding comparable lots. The existing lot depth in combination with the increased front yard setback

create a hardship that is best alleviated by appropriately reducing the required front yard setback to the minimum amount necessary that preserves the character of the neighborhood while also achieving modern housing needs.



When looking at the existing built environment's front yard setbacks along the south side of Woodland, the setbacks of the adjacent properties on each side establish a building line for 406 Woodland that is appropriate to reduce from 60 feet to 50 feet for the garage-forward ranch house design as shown in the proposed site plan. To further reduce the variation request to the minimum change necessary, all other portions of the proposed house comply with the 60 foot front yard setback requirement - relief is only needed for the single-bay garage that otherwise does not fit on the property.

The requested front yard setback variation meets the standards for approval stated in Section 150.1205 of the Zoning Ordinance based on the following findings of fact:

1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located. This, however, does not mean that granting the variation is based solely on whether the owner can make money from the property.

The 183 foot deep property features a building envelope 93 feet deep when accounting for the overly restrictive 60 foot front yard setback plus the 30 foot rear yard setback. The 93 foot deep building envelope is not comparable to surrounding properties and is overly restrictive on the reasonable expectation for a replacement structure on a +16,000 sq. ft. lot. A reasonable return is a building envelope and principal structure footprint that is more aligned with size and character with surrounding properties.

As shown on the proposed site plan, the single-bay garage is the only portion of the house that does not comply with the 60 foot required front yard setback. There is no way to locate this garage bay in a compliant manner with the extensive front yard setback in an appropriate way. If the house is shifted more towards the rear, the rear yard shrinks to an unusable amount of space for a patio/deck plus greenspace and extends into the required rear yard setback in a noncompliant manner. Therefore, the only available option is to eliminate the garage bay. Since the surrounding homes in the neighborhood typically feature 3 or more parking spaces as an expectation and functionality issue, a reduction below that will substantially impact the property as a whole and impact any reasonable return.

The property next door to the east features a front yard setback of 43.6 feet (the second smallest front yard setback on the block) which allows for a building envelope of 109 feet in depth at the shortest point, though the existing house either extends right up to the rear setback line or into the required rear yard to establish an even larger building footprint. By comparison, the allowed building footprint at 392 Woodland is more than 16 feet deeper than the proposed 406 Woodland rebuild, and the allowed building footprint of 392 Woodland is more than 24 feet deeper than the proposed 406 Woodland rebuild.

The requested reduced front yard setback at 406 Woodland is minimized to the extent possible while allowing for a reasonable return with an appropriately designed house that fits the character and expectations of the neighborhood.

2) The plight of the petitioner, (a hardship which would result from the strict interpretation of the regulations of the zoning code), is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which is not generally applicable to other properties within the same zoning district.

The hardship is a combination of the unique circumstances of varying lot depth with 406 Woodland being the most shallow property on the block, along with the increased 60 foot front yard setback requirement. With both circumstances aligning together, the building envelope is overly restricted compared to the rest of the neighborhood.

The intent is to reconstruct a ranch-style home that blends well with the existing design and bulk of the neighborhood while also establishing an adequately-sized rear yard that is usable with appropriate greenspace. Since the lots along the block vary in depth, an increased front yard setback requirement uniquely impacts each property differently. Of the few other lots on the block that are 183 feet in depth or slightly larger, all of the properties build up to the rear setback line or feature legally nonconforming rear yard setbacks. Since 406 Woodland is only 183 feet in depth and intends to comply with the rear yard setback to maintain appropriate greenspace, a strict interpretation of the 60 foot front yard setback requirement creates a hardship that does not exist at the other properties that feature smaller front yard setbacks and/or reduced rear yards.

3) The particular physical surroundings, shape, or topographical condition of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out, or the application of the Zoning Code to the subject property has a discriminatory effect.

The particular physical shape of the subject property and the surrounding neighboring home locations together result in a hardship at the property. Since Woodland Road winds and meanders, each lot on the block is slightly different in shape and depth, and features a curved front property line. Measuring a 60 foot required front yard setback from a curved front property along the block results in wasted space at the property and a reduced rear yard that lacks appropriate light, air and greenspace for a family.

When comparing to the property to the east that is similar in lot depth at 183 feet (and longer along its easternmost property line), a 60 foot front yard setback is unduly burdensome and is not necessary since that property features a 43.6 foot front yard setback. When adding the property to the west, which is located at a 58.7 foot front yard setback, the required 60 foot front yard setback is further shown as a burdensome hardship. The image below shows the front yard of 422 Woodland (white house) to the west that features the 58.7 foot front yard setback, and then compares to the existing condition and setback depth at 406 Woodland (asphalt driveway). These images show the layout of the properties in the neighborhood with the curved and meandering street, which then give the appearance of even greater building setbacks at certain properties including 406

Woodland. Based on the images below, the proposed home for 406 Woodland will appear quite far back from the front yard even with a one-vehicle garage bay located at a 50 foot setback.

422 Woodland (neighboring property to the west with 58 foot front yard setback and extra-wide lot that provides a larger building footprint) with the 406 Woodland property's extensive front yard shown in the distance:



Existing 406 Woodland with a 64 foot front yard setback, nestled further back on the property than is necessary and more than the properties to the east and west:



Compliance with the increased front yard setback, in conjunction with the lot size and shape when compared to the other properties on the block that typically feature larger, longer, and/or wider lots, results in a smaller house size at 406 Woodland than the typical and expected home size for the neighborhood.

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

The hardship was established via the creation of the front yard setback block average regulation, which was instituted in past years by the City of Highland Park and not by the property's ownership interest. The neighborhood subdivision that developed the single family homes with increased front yard setbacks occurred in the 1950s or earlier, long before the current ownership of the property. The hardship continues as any other properties on the block redevelop over time and continue on with the averaged front yard setback for the block that increases the setback requirement from the typical 40 foot requirement in the R5 District and therefore limits the buildable area on the lot.

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

The variation will not be detrimental to other properties or the neighborhood as a whole since it will simply allow a replacement structure to be located in a substantially similar location as the original structure, albeit with a one-car garage extending to the proposed 50 foot setback. Since the block average varies from 43 feet to 105 feet, front yards regularly vary in size as the road meanders. The proposed 50 foot setback at 406 Woodland splits the difference between the 43.6 foot front yard setback to the east and the 58.7 foot front yard setback to the west.

The requested setback does not create a structure or situation that blocks views, sunlight, or cause other detrimental issues on neighboring properties, and is actually an improvement for the neighborhood since it more closely aligns with the structures on both sides and the surrounding built environment and shown in the aforementioned images and setback diagrams. All other zoning requirements including the side yard setbacks, building height, and FAR limit, are adhered to to ensure there is no detrimental impact on other properties or the neighborhood.

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

The proposed variation requests a reduction in the required front yard setback from 60 feet to 50 feet. No variation is requested to the side yard setbacks or any other bulk/setback zoning regulation. Therefore, the request does not allow any structures to extend close to each other where any light or air to adjacent properties is impacted. With nearly 12 and 14 foot side yards and a fire suppression system (sprinklers) at the new house, there is no increased danger of fire, and the request does not endanger the public safety or substantially diminish property values in the neighborhood. Instead, the request will allow for a replacement structure at 406 Woodland that adds to the value of the neighborhood and increases surrounding property values due to the new construction, while also adding fire and building life-safety improvements given the current building code requirements.

The variation allows for a third garage bay, which increases the onsite parking to the common design and expectation that exists at other surrounding properties. The third garage bay allows onsite parking so that the vehicle is not parked on the public street increasing congestion on the block.

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

The variation requested better-aligns with the essential character of the neighborhood than the zoning code requirement of averaging the block to establish the front yard setback. In this instance, the neighboring property

to the east features a substantially smaller front yard setback, so a compliant front yard setback of 60 feet at 406 Woodland then looks awkward in comparison to the house-forward positioning at 392 Woodland to the east.

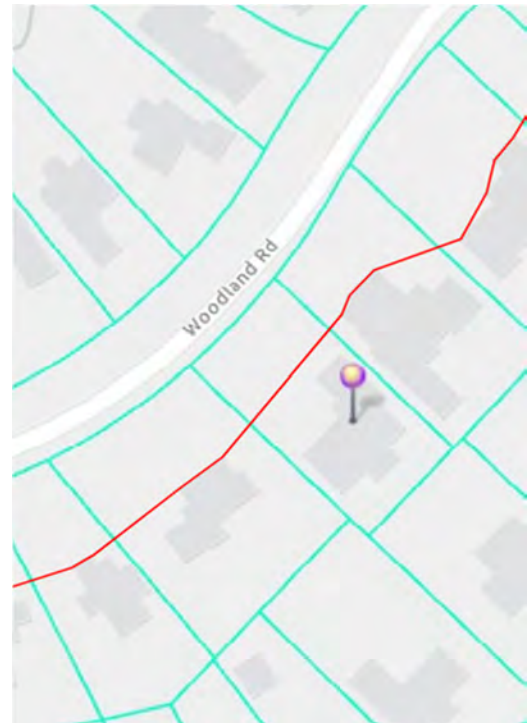


Proposed new house location at the required 60 foot front yard setback plus the one-car garage bay at the front west facade that extends into the required setback to trigger the 50 foot front yard setback variation request.

By aligning the new house with a 50 foot setback, the difference in front yard setbacks for the immediately adjacent homes is split which creates a more harmonious continuous building line that graduates from 43.6 feet at 392 Woodland, increases to 50 feet at 406 Woodland (variation property), and then further increases to 58.7 feet at 422 Woodland.

This change maintains the essential character of the neighborhood with the larger front yards while also establishing a more cohesive and continuous building line in the neighborhood.

The building line, as shown in the adjacent diagram, shows the existing house location is out of alignment, whereas the new house's front setback proposes to align with the building line.



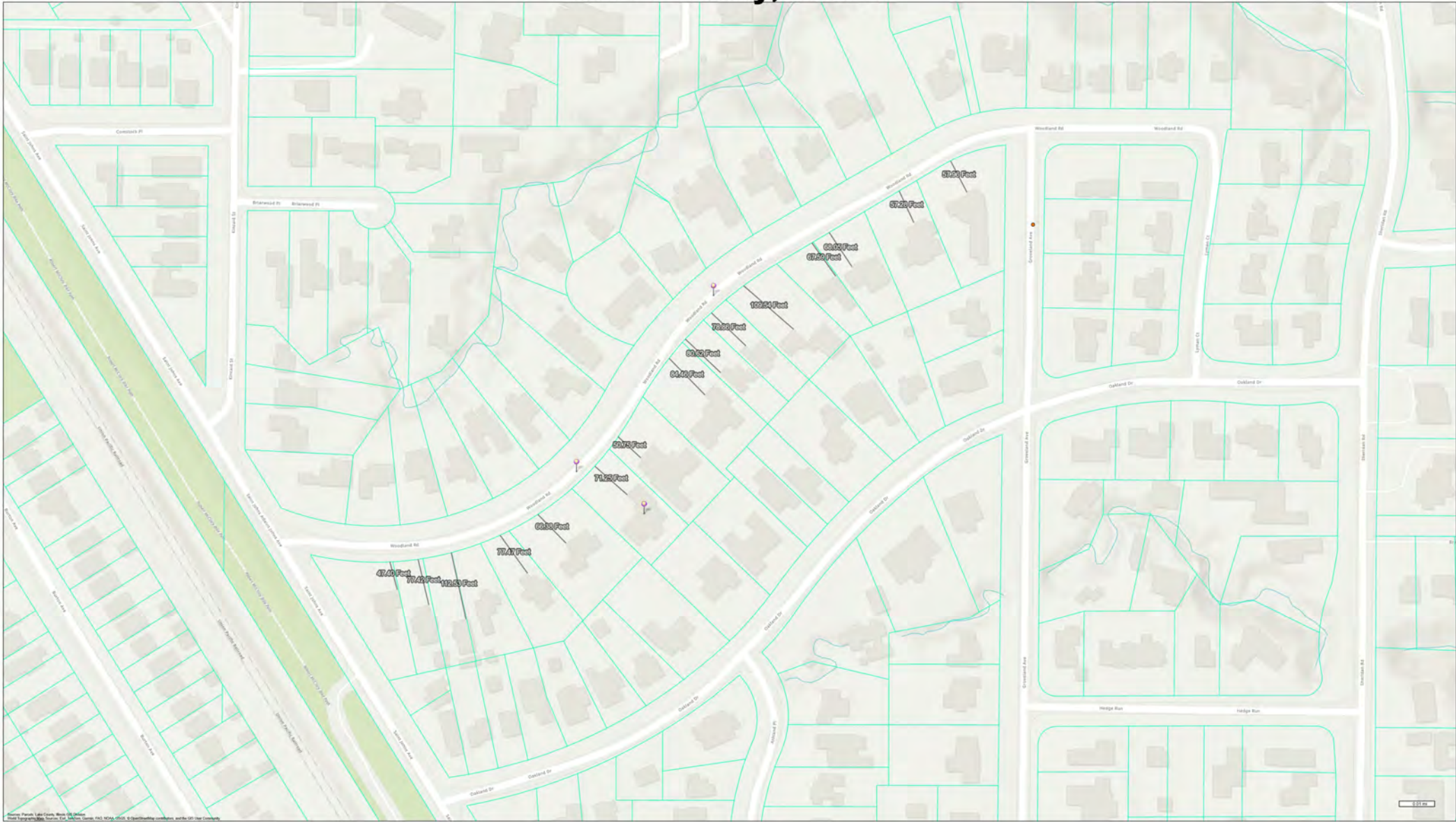
8) The proposed variation is in harmony with the spirit and intent of the Zoning Code.

The spirit and intent of the Zoning Code is to allow an appropriate built environment with adequate open space and buffering between properties and structures, including adequate setbacks for light, air, and fire safety. The

reduction of the required front yard setback allows for a more appropriately placed structure that still accounts for adequate light, air and fire safety and does not impact adjacent properties in any negative way. The variation also allows for a usable rear yard greenspace area that would otherwise not be large enough to serve as adequate outdoor yard space for a family. The 10 foot difference requested for the front yard setback requirement is negligible from the street view and increases the livability of the property while maintaining the character of the neighborhood.

As shown in the previous front yard setback diagram, the 50 foot front yard setback better aligns with the median setback of the properties to the east and west, so the proposed house and new front yard setback is the most appropriate and harmonious design layout that complements the existing built environment, and will blend seamlessly into the neighborhood.

Lake County, Illinois



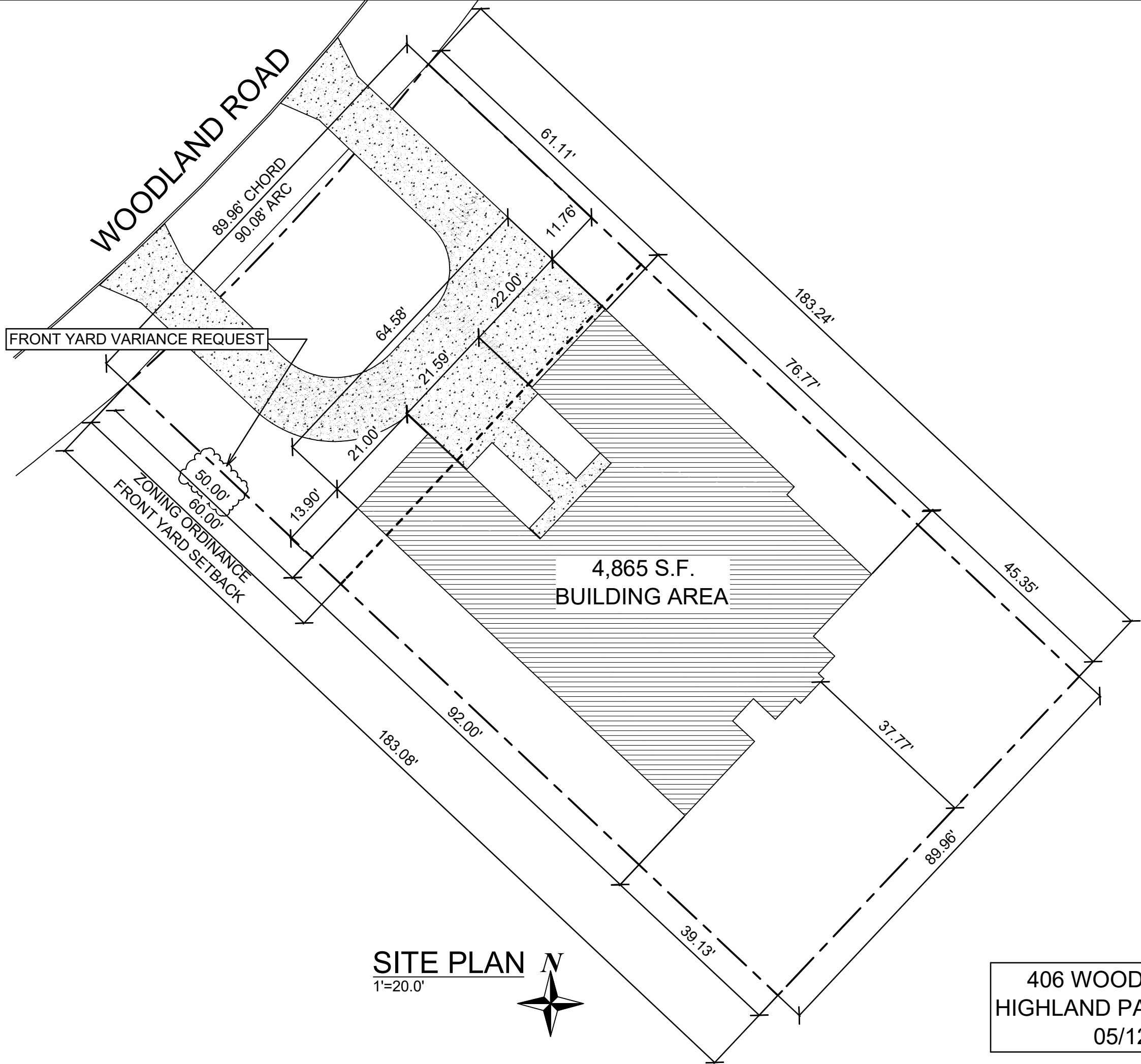



- Tax Parcel Lines
- Tax Parcel Information
- World_Hillshade

Disclaimer: The selected data may not exist anymore in the current map system. A registered and licensed user should be required to determine the precise location of ground boundaries and the ground. This map does not constitute a cadastral administration and is not a deed or any other legal document. The map is provided for general informational purposes only.

ESTABLISHED FRONT YARD SETBACK FOR 406 WOODLAND RD, HIGHLAND PARK 60035, 02/12/26

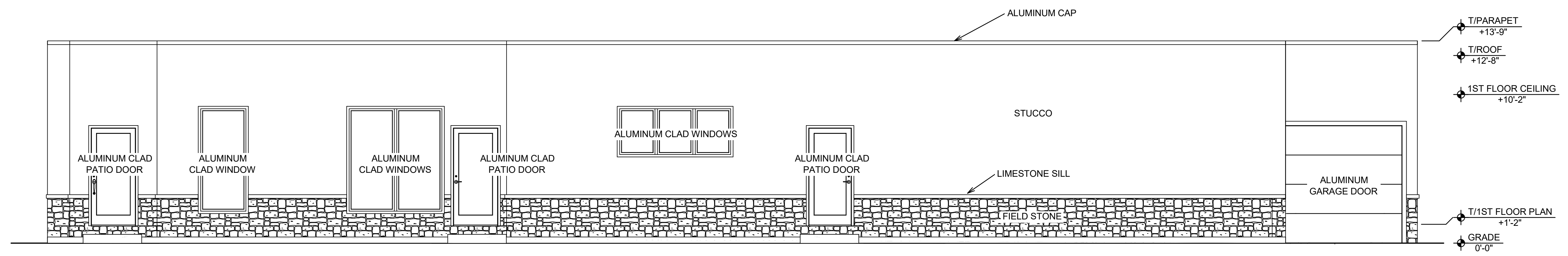
ADDRESS	MEASURED ON LAKE COUNTY GIS	SUBTRACT 7.25'	ACTUAL FRONT YARD SETBACK
290 WOODLAND RD	58.0	7.25	50.8
300 WOODLAND RD	57.3	7.25	50.1
320 WOODLAND RD	68.0	7.25	60.8
338 WOODLAND RD	67.6	7.25	60.4
344 WOODLAND RD	109.5	7.25	102.3
360 WOODLAND RD	78.9	7.25	71.7
368 WOODLAND RD	80.6	7.25	73.4
380 WOODLAND RD	84.5	7.25	77.3
392 WOODLAND RD	50.8	7.25	43.6
406 WOODLAND RD	71.3	7.25	64.0
422 WOODLAND RD	65.9	7.25	58.7
436 WOODLAND RD	66.4	7.25	59.2
442 WOODLAND RD	77.5	7.25	70.3
450 WOODLAND RD	112.5	7.25	105.3
456 WOODLAND RD	77.4	7.25	70.2
468 WOODLAND RD	47.4	7.25	40.2
TOTAL			1057.6
		SUBTRACT SUBJECT PROPERTY	64.0
			993.6
AVERAGE FRONT YARD SETBACK		÷ 15	66.2



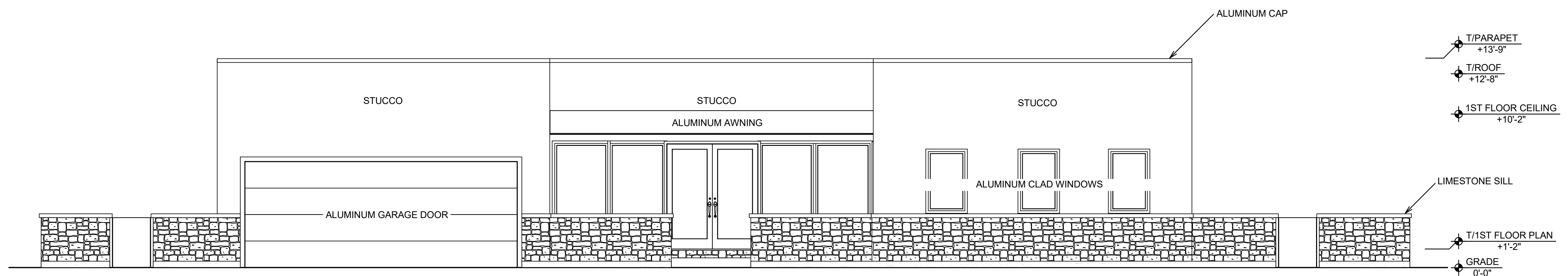
SITE PLAN
1"=20.0'



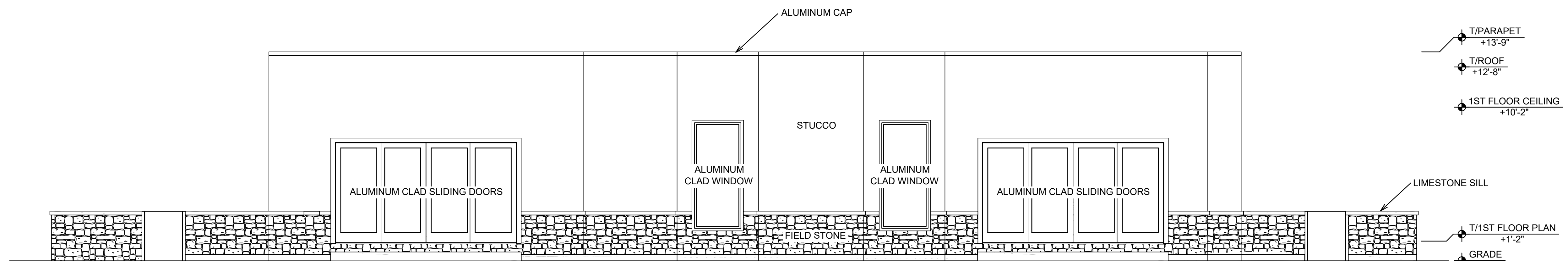
406 WOODLAND RD.
HIGHLAND PARK, IL 60035
05/12/26



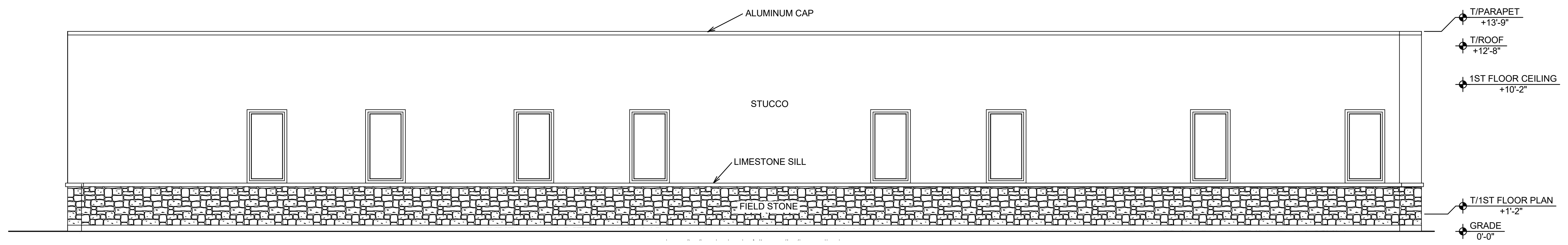
NORTHEAST ELEVATION
 1/4"=1'-0"



NORTHWEST ELEVATION
 1/4"=1'-0"

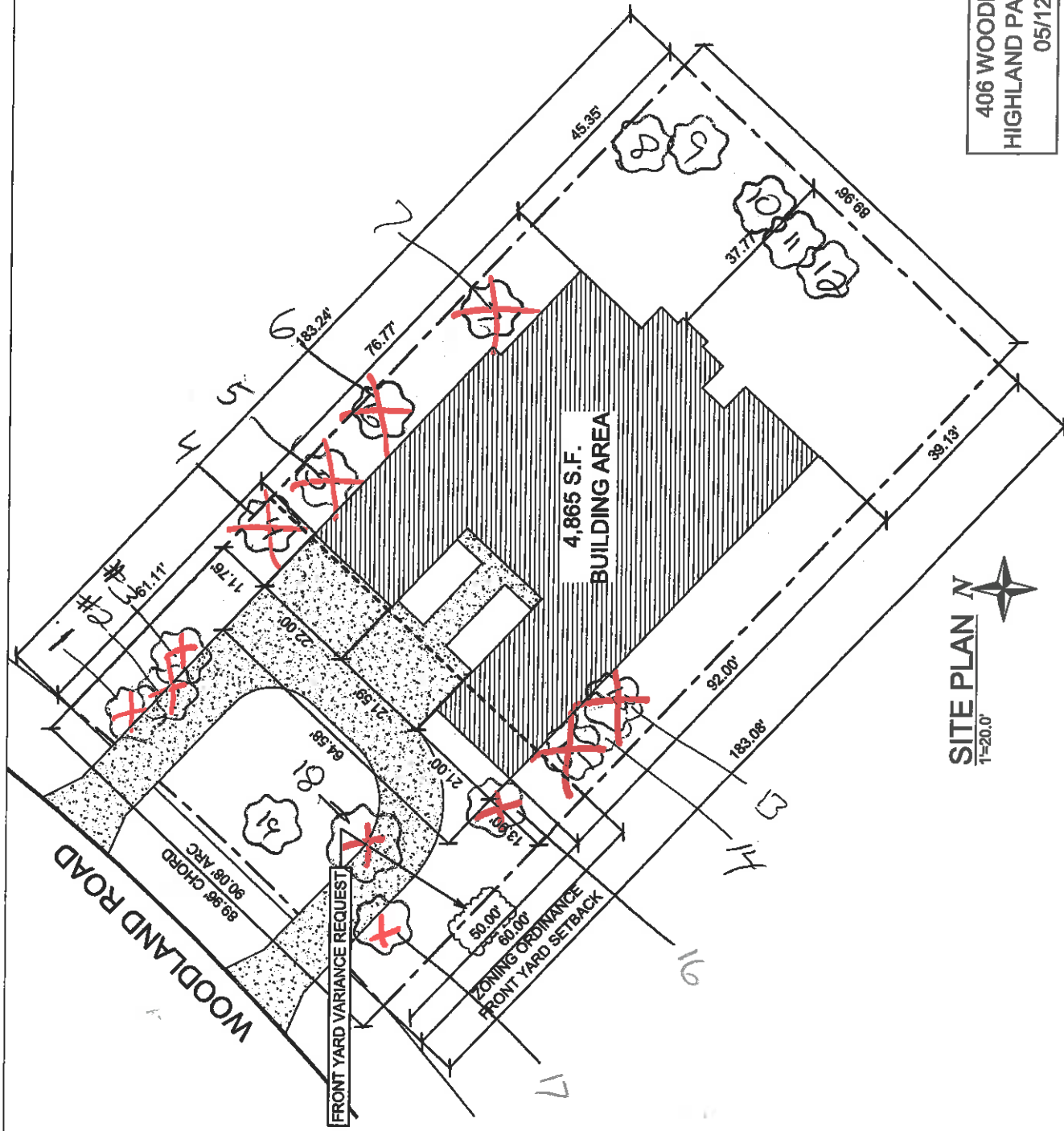


SOUTHEAST ELEVATION
 1/4"=1'-0"



SOUTHWEST ELEVATION
 1/4"=1'-0"

406 WOODLAND RD.
HIGHLAND PARK, IL 60035
05/12/26



SITE PLAN N
1"=20.0'

Condition Rating Chart				
1	Excellent - less than 5% dieback			
2	Good - less than 10% dieback			
3	Average - less than 20% dieback			
4	Poor - more than 30% dieback			
5	Dead, Diseased, or Hazardous			
Tree #	DBH	Species	Scientific Name	Condition
1	21	Linden	<i>Tilia americana</i>	3
2	13	Eastern Red Cedar	<i>Juniperus virginiana</i>	3
3	9/12	Eastern Red Cedar	<i>Juniperus virginiana</i>	3
4	9	Northern White Cedar	<i>Thuja occidentalis</i>	2
5	9/7	Northern White Cedar	<i>Thuja occidentalis</i>	3
6	15	Siberian Elm	<i>Ulmus pumila</i>	4
7	14	Norway Maple	<i>Acer platanoides</i>	4
8	11	Norway Maple	<i>Acer platanoides</i>	2
9	15	Norway Maple	<i>Acer platanoides</i>	2
10	25	American Elm	<i>Ulmus americana</i>	3
11	9	Norway Maple	<i>Acer platanoides</i>	3
12	8	Norway Maple	<i>Acer platanoides</i>	2
13	9	Norway Maple	<i>Acer platanoides</i>	3
14	11	Norway Maple	<i>Acer platanoides</i>	3
15	10	Norway Maple	<i>Acer platanoides</i>	3
16	12	European Buckthorn	<i>Rhamnus cathartica</i>	4
17	23	Norway Maple	<i>Acer platanoides</i>	3
18	18	Silver Maple	<i>Acer saccharinum</i>	3
19	13	Norway Maple	<i>Acer platanoides</i>	4



After recording, please return to:

City of Highland Park
Department of Community Development
Planning Division
1150 Half Day Road
Highland Park, IL 60035

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

BEFORE THE BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

IN THE MATTER OF THE APPEAL OF
BERNA HUEBNER
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00070

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

This order ("**Order**") concerns the petitioner Melissa Koltz on behalf of the owner, Berna Huebner, 406 Woodland Rd, Highland Park, IL 60035, for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park ("**Board**"), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 406 Woodland Rd, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order ("**Property**").
2. The Property is currently improved with a single family house.
3. The Property is located within the R5 Zoning District, as established by "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Ordinance**").
4. The Applicant sought the following variations from of Section 150.711 of the City Code (the "**Variation**"), to construct a new single family home as depicted on the Plans within Exhibit B.
 - a. To encroach into the Established Building Setback of 60 feet by 10 feet for a new single family home;
5. Notice of the time and place of the hearing was duly published in Lake County News-Sun, a newspaper of general circulation in the City, not more than 30 days nor less than 15 days previous to the hearing, in accordance with the Zoning Ordinance and all applicable law.

6. Notice of the hearing was served upon the adjacent and adjoining property owners or occupants, in accordance with the Zoning Ordinance, Section 150.1203, and applicable law.
7. The application was heard by the Board at a public hearing of the Board on June 18, 2026.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(1) of the City Code, to hear and determine the Applicant's request for the Variation.
9. The Applicant entered into the record sufficient evidence of their ownership of the Property.
10. After the conclusion of the public hearing, the Board found that the requested Variation satisfy the standards set forth in Section 150.1205, to the extent required.
11. After the conclusion of the public hearing the Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

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

- (i) To encroach into the Established Building Setback of 60 feet by 10 feet for a new single family home;

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

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

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

- a. Proposed Site Plan for 406 Woodland Rd dated 5/12/2026,
- b. Proposed Elevations for 406 Woodland Rd dated 5/12/2026;

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

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

VAR-2026-00070
406 Woodland Rd

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

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

Order approved June 18, 2026

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

By: _____
Alexis Yablon, Chairman

5146803_v2

DRAFT

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 406 Woodland Rd, is legally described as follows:

LOT 14 (EXCEPT THE EAST 10 FEET THEREOF) IN RAVINIA WOODS, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

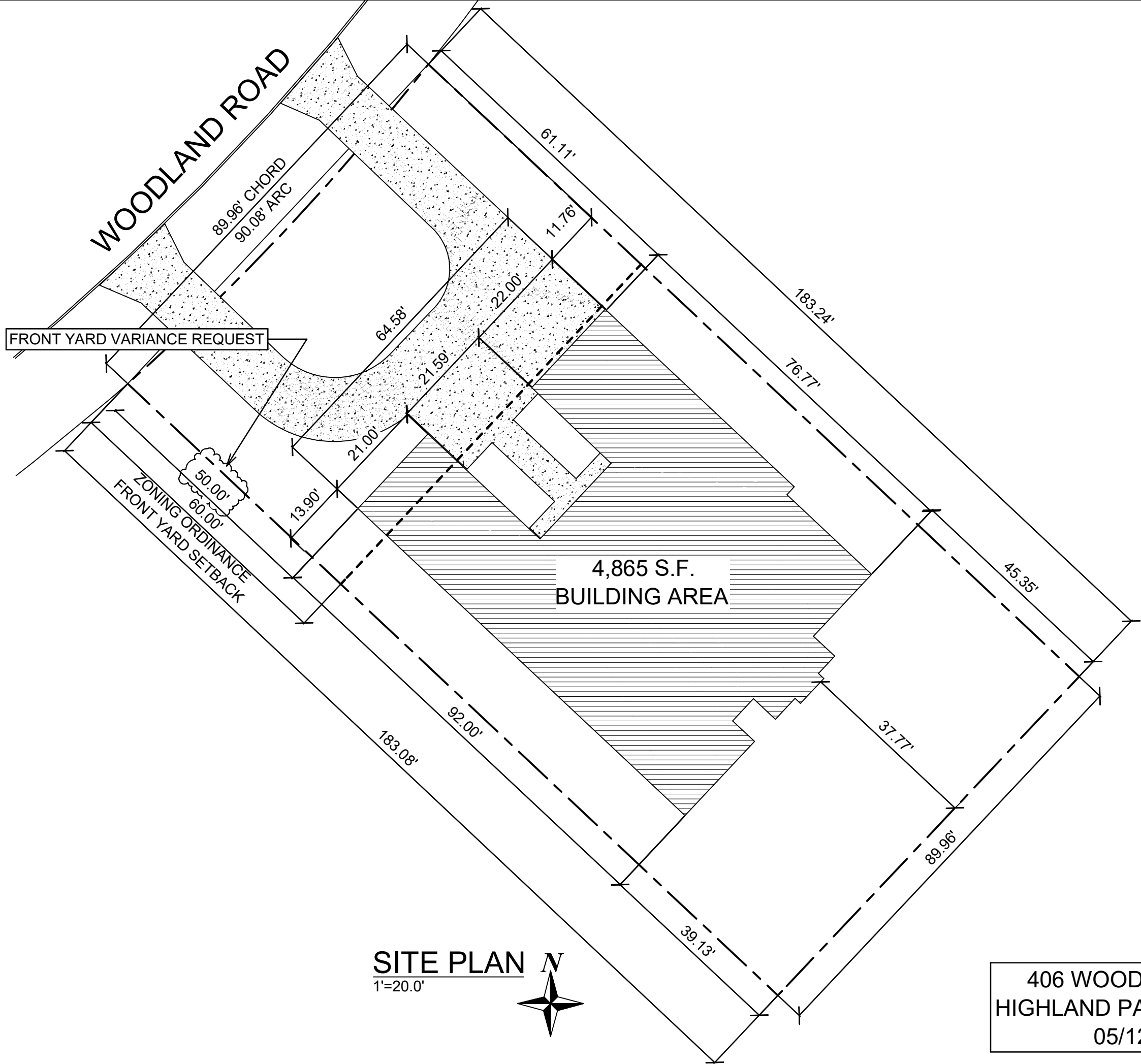
PIN: 16-36-207-010-0000

DRAFT

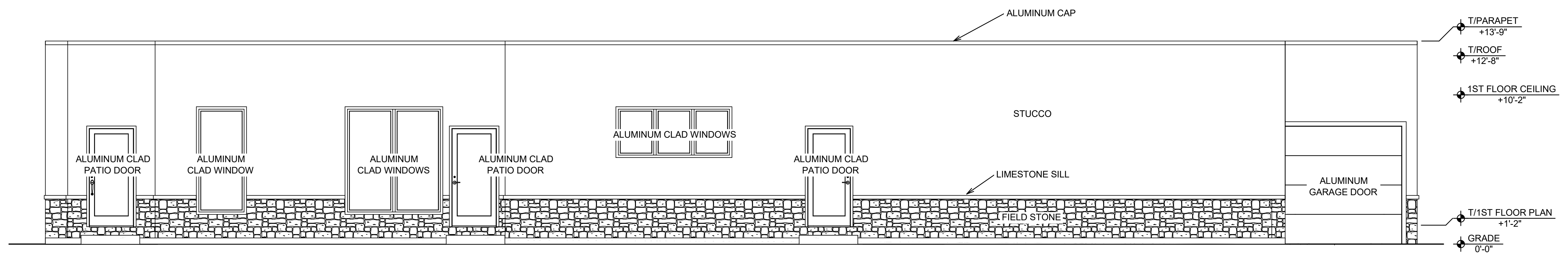
EXHIBIT B

[PLANS]

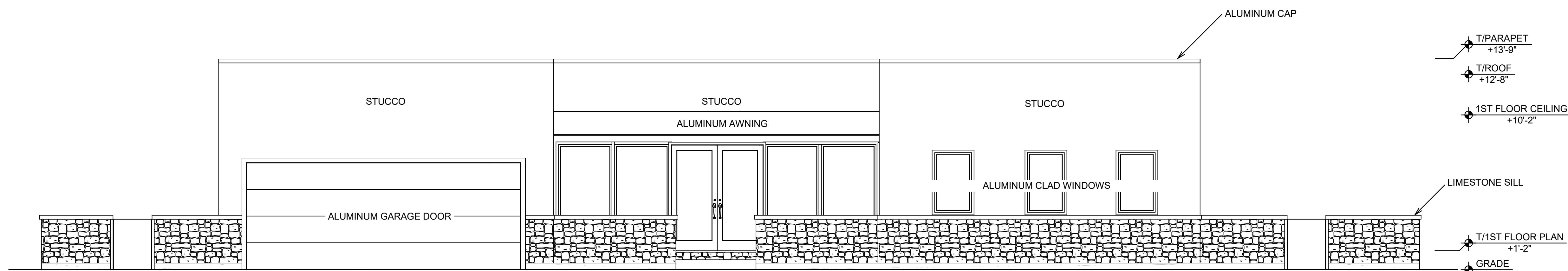
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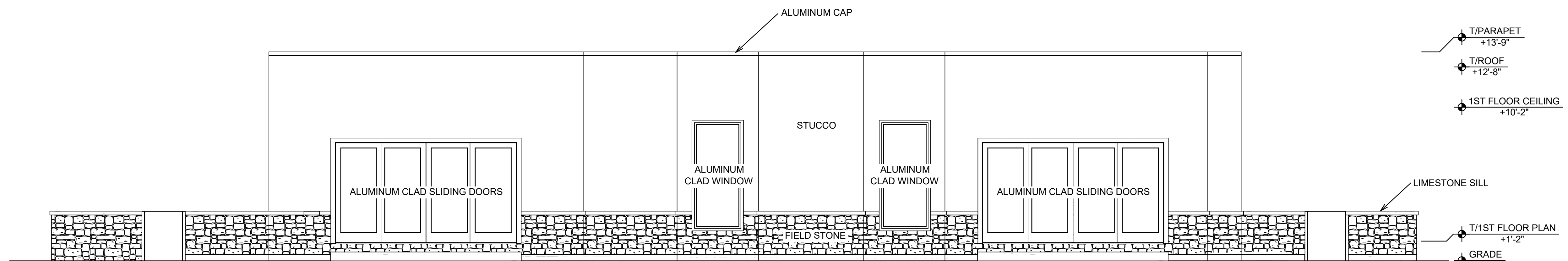
406 WOODLAND RD.
HIGHLAND PARK, IL 60035
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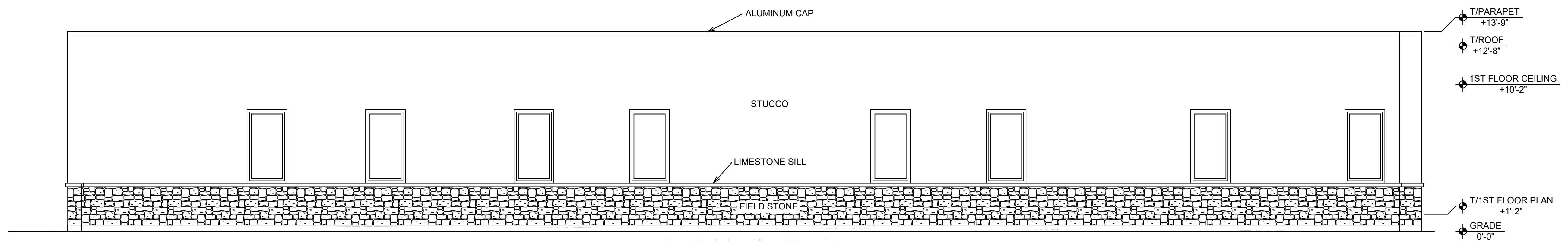
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