

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

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

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

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

CITY OF HIGHLAND PARK ZONING BOARD OF APPEALS

Public Hearing
Thursday, 07/16/2026 - 7:30 P.M.
Council Chambers

City Hall, 1707 St Johns Avenue, Highland Park, Illinois

AGENDA

1) Call to Order

2) Approval of Minutes

- a) 06/18/2026 Zoning Board of Appeals Draft Minutes

3) Business from the Public

4) Old Business

5) New Business

- a) **#VAR-2026-00071**
Property: 2121 St Johns Ave
Zoning District: RM1

Appellant: 2121 St Johns LLC.
Address: 2121 St Johns Ave, Highland Park, IL 60035

The petitioner Scott Byron & Co., Inc. on behalf of the owner, 2121 St Johns LLC, 2121 St Johns Ave, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) and 150.1204(A)(5) of the Highland Park Zoning Code, a variation of provision Section 150.707(D)(1), to exceed the allowable rear yard coverage and setback requirements for a sport court.

- b) **#VAR-2026-00072**
Property: 421 Briarwood Pl
Zoning District: R5

Appellant: Arvydas Tamkus
Address: 421 Briarwood Pl, Highland Park, IL 60035

The petitioner and owner, Arvydas Tamkus, 421 Briarwood Pl, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703, to encroach into the side and rear setback requirements for a new addition.

6) Staff Report

7) Miscellaneous

8) Adjournment

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

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.

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

Councilmember Absent: Center

Staff declared that a quorum was present.

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

Regular Meeting of the Zoning Board of Appeals – May 7, 2026

Commissioner Chase moved to approve the May 7, 2026, regular meeting minutes. Commissioner Zaransky seconded the motion.

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

There was no Business from the Public.

Zoning Board of Appeal Minutes
June 18, 2026 - Page 1

1 There was no Old Business.

2
3 **NEW BUSINESS**

4 1. #VAR-2026-00070

5 Property: 406 Woodland Road

Appellant: Berna Huebner

6 Zoning District: R5

Address: 406 Woodland Road, Highland Park, IL 60035

7
8 The petitioner, Melissa Koltz, on behalf of the owner, Berna Huebner, 406 Woodland Road, Highland Park, IL
9 60035, requests by authority of Section 150.1204(A)(1), of the Highland Park Zoning Code, a variation of
10 provision Section 150.711, to encroach into the Established Building Setback.

11
12 Planner Hoffmann reviewed the proposal:

- 13 • Project Background
 - 14 ○ new single-family home (single-story)
 - 15 ○ R5 district
- 16 • Site Location
- 17 • Aerial view was shown
- 18 • Plat of Survey
 - 19 ○ existing home will be torn down
- 20 • Established Building Setback/ESB
- 21 • Proposed Work
- 22 • Other Comments
 - 23 ○ tree preservation will be reviewed by Forestry

24
25 Commissioner Zaransky asked, and Planner Hoffmann explained the established-setback rule.

26
27 Chairperson Yablon swore in Petitioners Bill Gold & Melissa Klotz. Mr. Gold explained his family history of
28 the existing house built in the early 50s. He grew up in Highland Park and owns a construction design
29 company. The owners now are not family members.

30
31 Mr. Gold noted this is a Mid-Century Modern design; Modern Ranch. Lot size, setbacks, dimensions, circular
32 drive, and garages were described for the new house. The 3-car garage is in the setback. An interior
33 courtyard will be created. Access is pulling into the garage. Elevations were shown. Materials were
34 described.

35
36 Ms. Klotz explained that the block average is skewed by properties that are setback.

37
38 Mr. Gold discussed the Tree Preservation Plan, and said an arborist would review all of the trees.

39
40 Rationale was offered for the standards for approval (will not impact neighbors or light, hardship; meets
41 spirit of the zoning code, etc.).

42
43 Some ZBA comments are.....

- 44 • Commissioner Zaransky asked, and Mr. Gold said the original plan was meant to be a ranch; however,
45 costs were prohibitive.
- 46 • Chairperson Yablon asked:

1 Chairperson Yablon declared that the motion passed unanimously.

2
3 Respectfully Submitted,

4
5
6 Gale Cerabona
7 Recorder

8
9 **MINUTES OF MAY 7, 2026, WERE APPROVED WITHOUT CORRECTIONS.**

DRAFT



Date: July 16, 2026
To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
From: Patrick Hoffmann, Planner II & Staff Liaison
Subject: 2121 St Johns Ave Application Summary

APPLICATION SUMMARY:

The Scott Byron & Co., Inc. on behalf of the owner, 2121 St Johns LLC, (**the “Applicant”**) of , 2121 St Johns Ave Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(1) and 150.1204(A)(5) of the Highland Park Zoning Code, variation of provision Section 150.707(D)(1) to exceed the allowed rear yard coverage and encroach into the 10’ setback for a sport court and fencing. The subject property is an interior lot located within the RM1 zoning district and is a multi-family apartment building.

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

- (i) To exceed the allowed rear yard coverage requirement of 30% for an allowed coverage of 62.65%,
- (ii) To encroach into the required 10’ sport court rear yard setback by 6.09 feet to the east and 7 feet to the north for a sport court, basketball hoop, and fencing;

The applicant is proposing a new sport court with a basketball hoop and 10’ sport court fence. The property has an existing stone patio and the primary structure encroaches into the rear yard setback (please see ZBA Approval 606). Therefore, the new proposed sport court will exceed the allowed 30% rear yard coverage by 419.5 sf for a new proposed rear yard coverage of 62.65%. Additionally, the sport court, basketball hoop, and 10’ sport court fencing will be located closer than 10’ to the adjacent property lines (3’ from the northern property line and 3.91’ from the eastern property line).

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:

- No additional comments

ATTACHMENTS:

- Location Map & Copy of Legal Notice
- Applicant’s Packet
- ZBA Approval 606
- 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: 2121 St. Johns Avenue, Highland Park, IL 60043	
Property's Current Zoning: RM1	Property's Current Use: Commercial
Lot/Tract Area (SF): 15,007.5 sq. ft.	Minimum Lot Area for Applicable Zoning District (SF): 10,000 sq. ft.
Legal Description (note if attached): See Legal Description Document	
Brief Project Description: Paved area in rear yard for outdoor activities.	

FOR INTERNAL USE ONLY

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

PETITIONER & OWNER INFORMATION

Petitioner	
Applicant's Name: Scott Byron & Co., Inc.	
Address (City, State, ZIP): 30088 N. Skokie Hwy, Lake Bluff, IL 60044	
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property): 2121 St. Johns LLC	
Address (City, State, ZIP): 3700 W Devon Ave, Suite A, Lincolnwood, IL 60712	
Attorney or Representative Counsel	
Contact Name:	Phone:
Address (City, State, ZIP):	Email:
Architect/Builder	
Contact Name:	Phone:
Address (City, State, ZIP):	Email:

PROPERTY OWNER SIGNATURE

The undersigned acknowledges and agrees that they are familiar with, have read and reviewed, and understand, all laws and regulations applicable to this application and the requested license/permit/authorization, including, without limitation, Chapter 150 of the City Code. The undersigned further agrees that the applicant complies with any and all eligibility requirements for the requested license/permit/authorization, and that the applicant will comply with all applicable laws and regulations with respect to the requested license/permit/authorization.

 Property Owner	<u>6-23-26</u> Date	 Petitioner (If Other Than Property Owner)	 Date
Sworn to before me this <u>23</u> day of <u>June</u> , 20 <u>26</u>		Sworn to before me this _____ day of _____, 20____	
 Notary		 Notary	

PROJECT INFORMATION

Height Calculations (see: "Useful Definitions" sheet)

Maximum Allowable Height per Zoning District (feet):

Maximum Height of Proposed Structure (feet):

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

Allowable Floor Area (SF):

Allowable F.A.R. (%):

Total Existing Floor Area (SF):

Existing F.A.R. (%):

Area of Addition or Garage (SF):

Proposed F.A.R. (%):

Total Proposed Floor Area (SF):

F.A.R. = Floor Area / Lot Size

REQUESTED VARIANCES

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

Front Yard Encroachment

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

Front Yard Encroachment 1

Minimum Front Yard Setback (feet):

Encroachment into the minimum front yard (feet):

Established Building Setback (feet):

Encroachment into the established building (feet):

Front Yard Encroachment 2 (Corner lot)

Minimum Front Yard Setback (feet):

Encroachment into the minimum front yard (feet):

Established Building Setback (feet):

Encroachment into the established building (feet):

Subdivision Setback Encroachment*

Neighbor approval required - Sec. 150.1202(D)

Subdivision Setback (feet):

Encroachment into Subdivision Setback (feet):

Height*

(Requires Compete Referral)

Permitted Height (feet):

Proposed Height (feet):

Side Yard Encroachment

Lot width (feet):

Minimum Side Yard Setback (feet):

Encroachment into the minimum side yard (feet):

Minimum Side Yard Setback (feet):

Encroachment into the minimum side yard (feet):

Minimum Combined Side Yard Setback (feet):

Encroachment into the total combined side yard (feet):

Steep Slope Encroachment*

Requires review by the Sustainability Advisory Group and additional submission materials

Applicable Steep Slope Setback (check):

- ☐ 10'
- ☐ 40'
- ☐ Special Steep Slope

Encroachment into Steep Slope Setback (feet):

Fence

Maximum permitted fence height (feet):

Proposed fence height (feet):

Fence will exceed permitted fence height by (feet/%):

Lot Coverage

Applicable for Multi-Family Zoning Districts

Permitted Lot Coverage (SF):

Proposed Lot Coverage (SF):

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

Rear Yard Coverage

Rear Yard Area (SF):

1285

Area of structures in Rear Yard (SF):

805

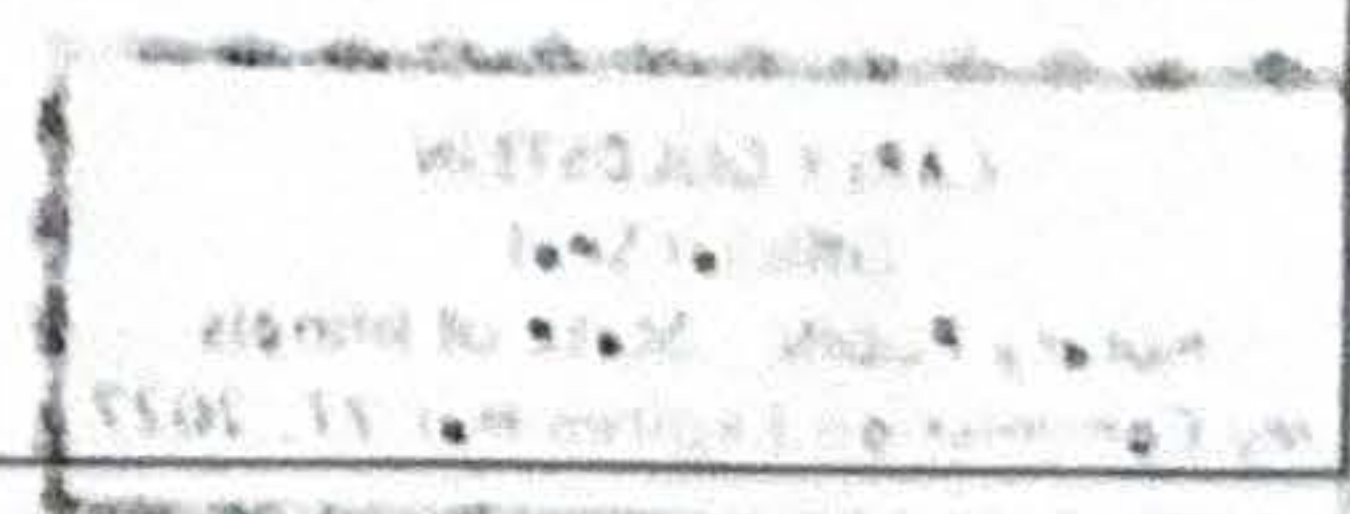
Structure will exceed permitted Rear Yard Lot Coverage by (SF/%): 32.65%

F.A.R.

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

Other

Please specify:



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

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, July 16, 2026, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2026-00071

Petitioner: Scott Byron & Co., Inc.
Zoning District: RM1
Subject Property: 2121 St Johns Ave
Highland Park, Illinois 60035

The petitioner Scott Byron & Co., Inc. on behalf of the owner, 2121 St Johns LLC, 2121 St Johns Ave, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) and 150.1204(A)(5) of the Highland Park Zoning Code, a variation of provision Section 150.707(D)(1), to exceed the allowable rear yard coverage and setback requirements for a sport court.

The Subject Property, commonly known as 2121 St Johns Ave is legally described as follows:

PARCEL 1: THE NORTH HALF OF LOT 21 IN BLOCK 16 IN THE CITY OF HIGHLAND PARK, BEING A SUBDIVISION IN PART OF SECTIONS 23 AND 24 AND PART OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1869 IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING THE NORTH HALF OF LOT 21 IN BLOCK 16 IN THE CITY OF HIGHLAND PARK, BEING A SUBDIVISION IN PART OF SECTIONS 23 AND 24 AND PART OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE PASSED JULY 26, 1875 AND APPROVED JULY 28, 1875 AND RECORDED AS DOCUMENT # 113589, IN LAKE COUNTY, ILLINOIS.

PIN: 16-23-111-011-0000

If you have questions about the application, public hearing, or any other questions, you may contact Patrick Hoffmann, Planner II, with the Community Development Department, by email at phoffmann@cityhpi.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@cityhpi.com or 847.926.1005.

Zoning Board of Appeals | Alexis Yablon, Chairman



June 5, 2026

Re: 2121 St Johns Avenue
Highland Park, IL 60043

Dear Members of the Zoning Board of Appeals:

With this letter and application, we request a rear yard coverage variation for 2121 St Johns Avenue. This variation would allow additional rear yard coverage to create an outdoor space for Keshet, a nonprofit organization that provides programs for individuals with disabilities and other challenges.

Standards for Variations

The Zoning Board of Appeals or the City Council, as the case may be, shall not vary the regulations of the Zoning Code unless they can make findings of fact based upon the evidence presented at the public hearing that shows each and all of the following, as taken from Section 150.1205 of the Zoning Ordinance:

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 outdoor space will be used by a non-profit organization and will not profit from this variation.

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.

Keshet is a facility for the mentally and physically challenged. Keshet's outdoor space will provide a safe area for their members to play. They currently use the parking area for activities which can be crowded and unsafe with parked cars.

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 area will provide a safe space to play and congregate.

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

No

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

This additional impervious coverage will include drainage to carry the water from the rear yard to the front drainage system, improving the current conditions.

6) The proposed 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.

No

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

The paved area is located in the rear yard and cannot be seen from St Johns Avenue. There are plants surrounding the area for screening. Additional drainage will be added to ensure that water will be contained on property and does not flow to neighboring properties, improving the current conditions.

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

Yes

Thank you for your time and consideration.

Best Regards,

Julie Bialek, Permit Coordinator
Scott Byron & Co.

N. - North	Rec. - record
S. - South	Meas. - measured
E. - East	Doc. - Document
W. - West	sq.ft. - square feet
N.E. - Northeast	R.O.W. - Right of Way
S.E. - Southeast	
S.W. - Southwest	
N.W. - Northwest	



Survey

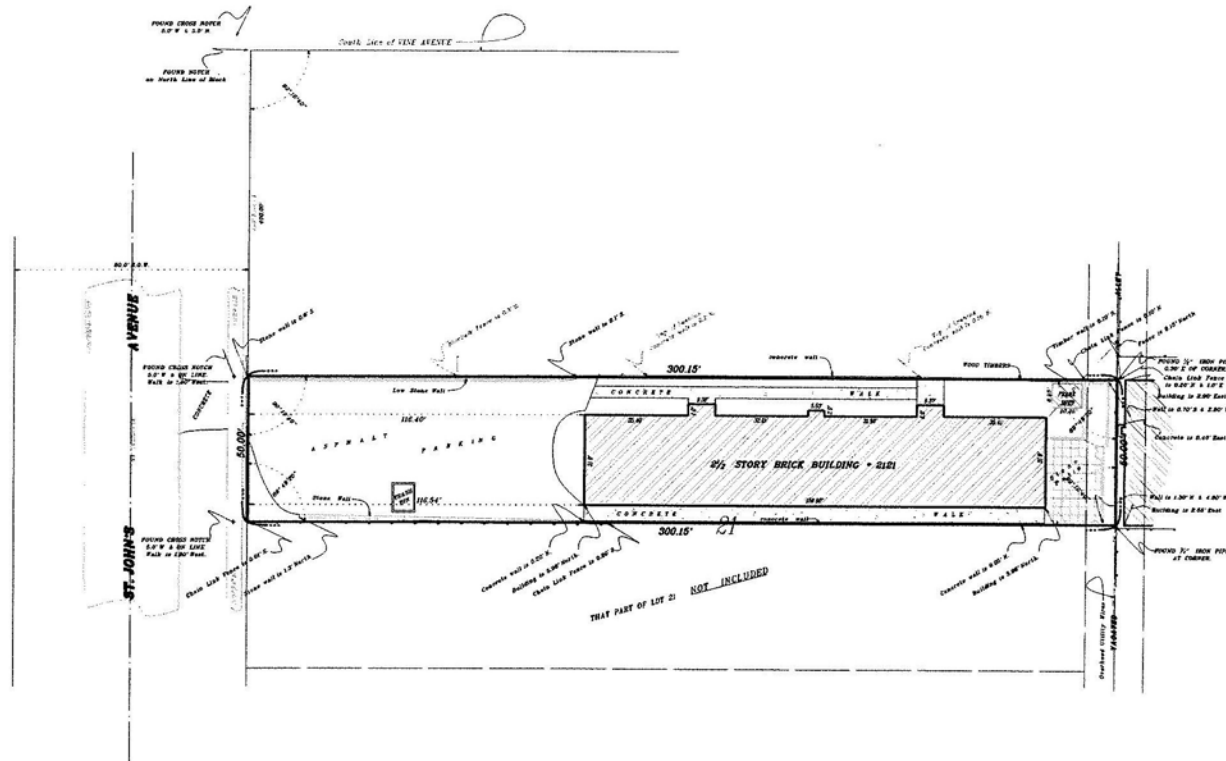
LAND SURVEYORS
314 E. COOK AVE. LIBERTYVILLE ILLINOIS 62248

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-382-0091 FAX 847-382-0119 deckersurvey@gmail.com

Parcel 1: The North $\frac{1}{2}$ of Lot 2 in Block 16 in Highland Park, being a Subdivision in part of Sections 23 and 24 and part of Section 14, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded May 8, 1868, in Book 4, of Plats, Page 2, in Lake County, Illinois.

Parcel 2: The West $\frac{1}{2}$ of the vacated alley lying East of and adjoining the North $\frac{1}{2}$ of Lot 2 in Block 16 in Highland Park, being a Subdivision in part of Sections 23 and 24 and part of Section 14, Township 43 North, Range 12, East of the Third Principal Meridian, vacated by Ordinance passed July 26, 1875 and approved July 28, 1875 and recorded as Document 103569, in Lake County, Illinois.

Commonly known as: EIZI ST. JOHN'S AVENUE, HIGHLAND PARK, ILLINOIS.



STATE OF ILLINOIS } ss
COUNTY OF LAKE }

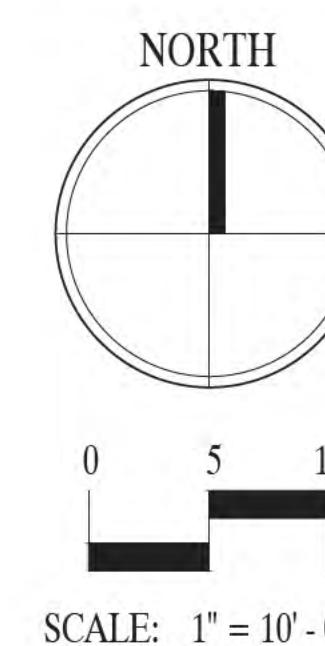
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2001 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 7a and 8 of Table 4 thereof.

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

Compare the Description on this Plot with your Deed and Title; also compare all stakes in this Plot before building by them, and report any differences at once.
Dimensions are shown in feet and decimal parts thereof.

STATE OF ILLINOIS





KESHET FACILITY

HIGHLAND PARK, ILLINOIS

2121 SAINT JOHNS AVE

REVISIONS		
DATE	INIT	DESCRIPTION
△ 05.20.26	SES	PERMIT
△ 05.26	SES	PERMIT
△ 22.26	SES	PERMIT



Landscape Architecture
Contracting and Maintenance

30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

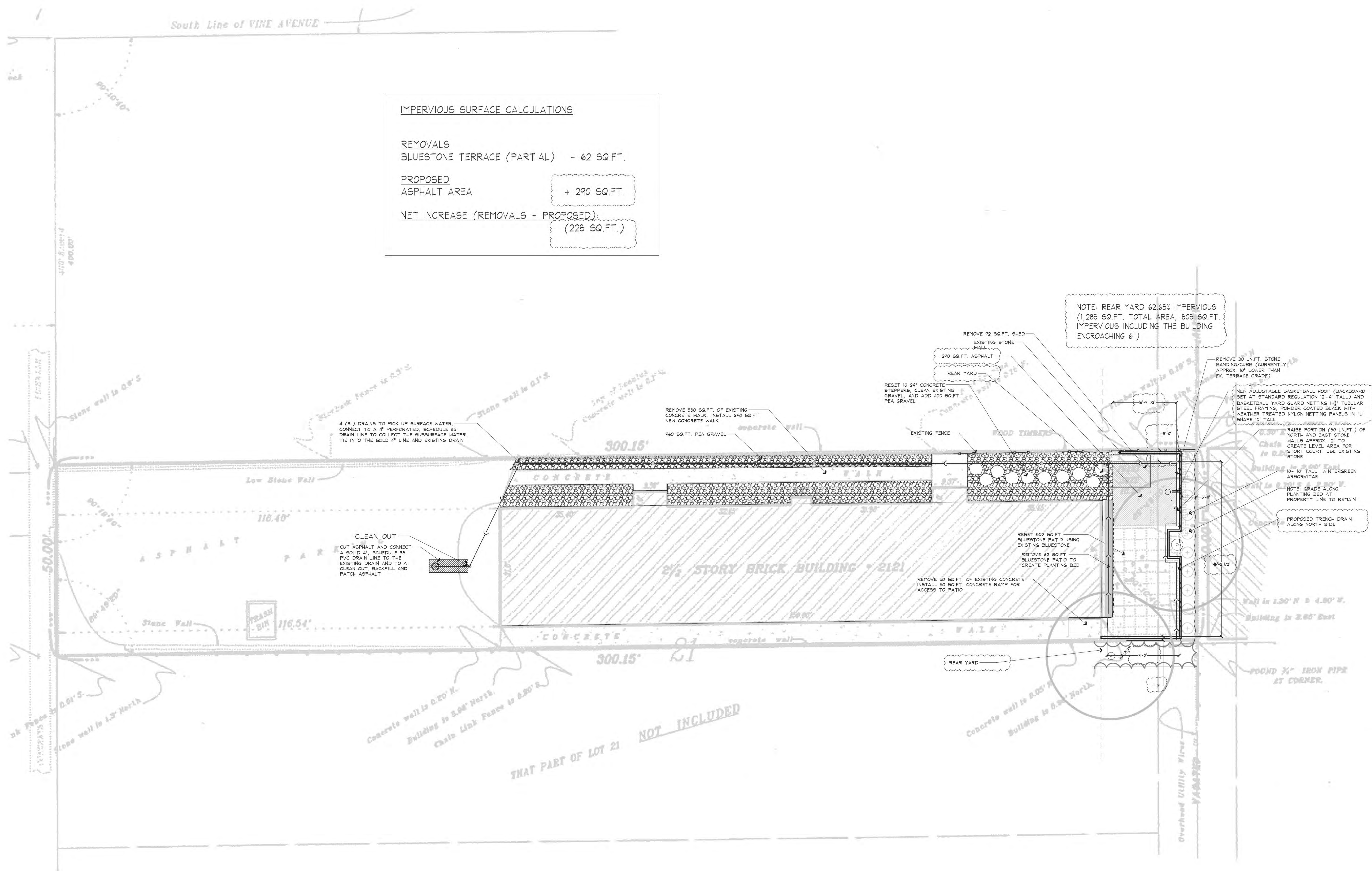
DATE	05.11.26
DESIGN	SES
DRAFTED	SES
SALESPERSON	SLB
CLIENT	KESHET

SHEET TITLE

PERMIT
PLAN

SHEET NUMBER
L-03.2

JOB NUMBER
25-121



1R
16.

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)
)
 MAX KASSNER AND) APPEAL NO. 606
 ELSA KASSNER)
)
FOR VARIATION)

O R D E R

This matter coming on to be heard on the application of MAX KASSNER and ELSA KASSNER, by and through their attorney, THEODORE E. CORNELL, JR., for variation from the requirements of Section 150.050 (F)(3) of the Highland Park Code of 1968, as Amended, and upon proofs being taken and adduced before the Board of Appeals, City of Highland Park (the "Board"), and the Board being duly advised in the premises, DOES FIND AS FOLLOWS:

1. That said application was heard by the Board and proofs were taken and adduced before the Board at a regular meeting of the Board held in the City Hall of the City of Highland Park, on May 11, 1971.
2. That there were present in person at said meeting of the Board a quorum of the members of the Board for the conduct of the Board's business.
3. That the Board has jurisdiction under the Highland Park Code of 1968, as Amended, to hear and determine the request for variation as applied for herein.
4. That due notice of the time and place of such hearing was duly published in The Highland Park News, a paper of general circu-

lation in the City of Highland Park, not more than 30 or less than 15 days previous to said hearing in accordance with the provisions of the applicable statute of the State of Illinois and of said ordinance and proof of publication thereof made a part of the record herein.

5. That due notice of said hearing, in addition to the aforesaid publication, was personally served upon adjacent and adjoining property owners by the applicant, and that acknowledgement of these proceedings by letters signed by the property owners was filed herein.

6. That further, in accordance with the rules of the Board, evidence of ownership by the applicant of the property subject to said request for variation was duly produced and admitted into evidence herein.

7. That the property subject to such variation request is legally described as follows:

The North 1/2 of Lot 21 in Block 16 in the City of Highland Park, according to the plat thereof, recorded May 8, 1869, in Book "A" of Plats, Page 2, in Lake County, Illinois.

8. That the aforesaid real property is located within the "F" Zoning district classification as established by the aforesaid Highland Park Code of 1968, as Amended, and that a variation is sought from the following requirement applicable to property affected by such zoning classification:

Section 150.050 (F)(3)

Rear yard: Except as hereinafter provided in section 150.105, there shall be a rear yard having a depth of not less than 25 feet or 20% of the depth of the lot, whichever amount is smaller.

9. Mr. Morrey Pinas, Contractor for petitioner, testified that upon completion of a new Plat of Survey, showing the location of the building on the property, a construction error was found wherein the

building projected six (6) inches into the required rear yard area, and therefore, the required rear yard area was reduced from 25 feet to 24.6 feet.

Mr. Pinas further testified that construction was commenced by another contractor and thus he had no knowledge of the construction error until he obtained the new Plat of Survey.

10. That the granting of a variation will not serve as a mere convenience to the applicant, will be without substantial detriment to the public good, will not substantially impair the general purpose and intent of the comprehensive plan as established by the ordinance, will not alter the essential character of the locality, and will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Highland Park.

IT IS THEREFORE ORDERED AS FOLLOWS:

That variation from the strict application of the Highland Park Code of 1968, as Amended, and, in particular, Section 150.050 (F)(3) thereof, to the extent of six (6) inches, is hereby granted as to the required rear yard of the real property hereinabove described in Paragraph 8.

Dated this 4th day of October, 1971.

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

BY Arthur C. Ropiequet
Arthur C. Ropiequet, Chairman

APPROVED:

Theodore A. Pasquesi
Theodore A. Pasquesi

Date: June 18, 2026
To: Patrick Hoffmann, Planner II
From: Ben Miller, City Forester
Subject: 2121 St Johns Ave - Variation

I have been asked to review a request for variation to rear yard coverage at 2121 St Johns Ave. My response to this request is exclusive to tree preservation, and serves the sole purpose of providing the Zoning Board of Appeals with information regarding the impact this request will have upon *Protected, Key, & Heritage* trees.

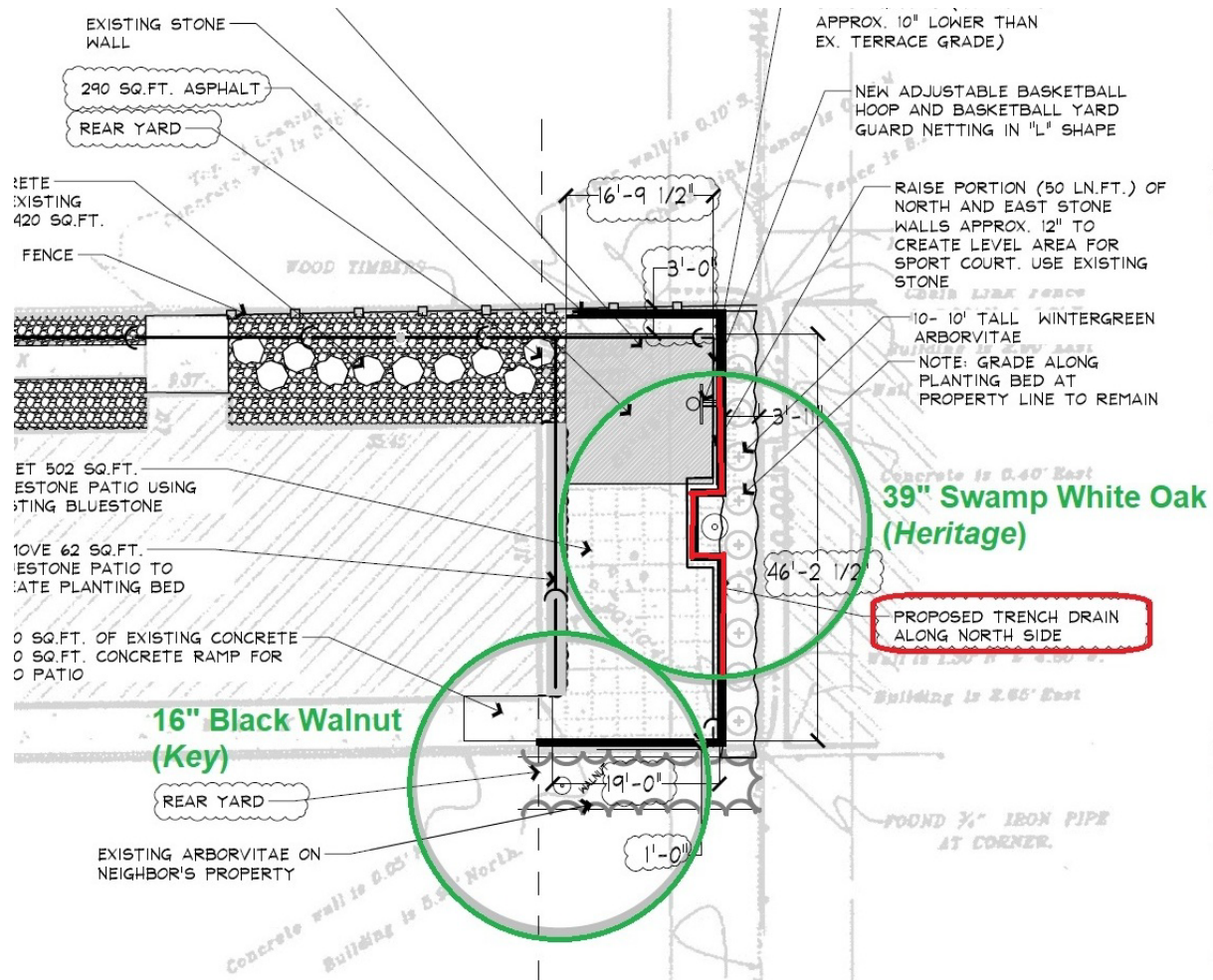
The applicant proposes renovations to an existing patio in the rear of the property. Currently a 39" Swamp White Oak, classified as *Heritage* under the City's tree preservation ordinance, stands on/adjacent to the proposed development.

Drawings appear to show the trenching of a drain in close proximity to the *Heritage* Oak, as well as other mature trees on the property (see attachment below.) **I would strongly advise against such action.** Given the proximity and extent of this work, there is a high probability of compromising the structural roots of this *Heritage* tree, impacting ~50% of the critical root zone.

Additionally, I would advise against use of limestone in the proposed renovation. Degrading limestone causes soil pH to rise, negatively impacting Oaks in particular. Instead, inert base material should be used as a foundation for this work. Such details are not outlined in this submission.

Other facets of this proposal pose minimal risk to this tree and warrant no additional commentary. If the proposal is approved by the zoning board, and proceeds to the permitting phase of development, the applicant will be required to submit a TREE Permit application for Forestry review. At that time, the applicant will be required to provide a comprehensive tree preservation and under. This Tree Preservation Plan must take into account all trees on/adjacent to the property. It must be developed with assistance of a Certified Arborist. This Arborist will help create and administer a long term strategy prior to, during, and beyond completion of construction. This may include, but not be limited to, installation of construction exclusion fence for tree preservation, root pruning, canopy pruning, crown reduction pruning, fertilizing, opportunistic pest control regimen, directional boring of utilities, and any other measures recommended by the Arborist.

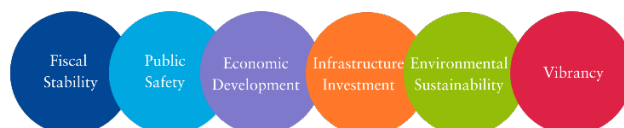




Approximation of Critical root zone (green) and proposed trench drain within CRZ of trees (red)



39" Swamp White Oak (*Heritage*) at 2121 St Johns Ave





City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

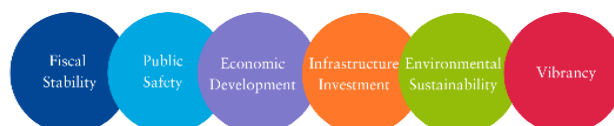
Public Works Department

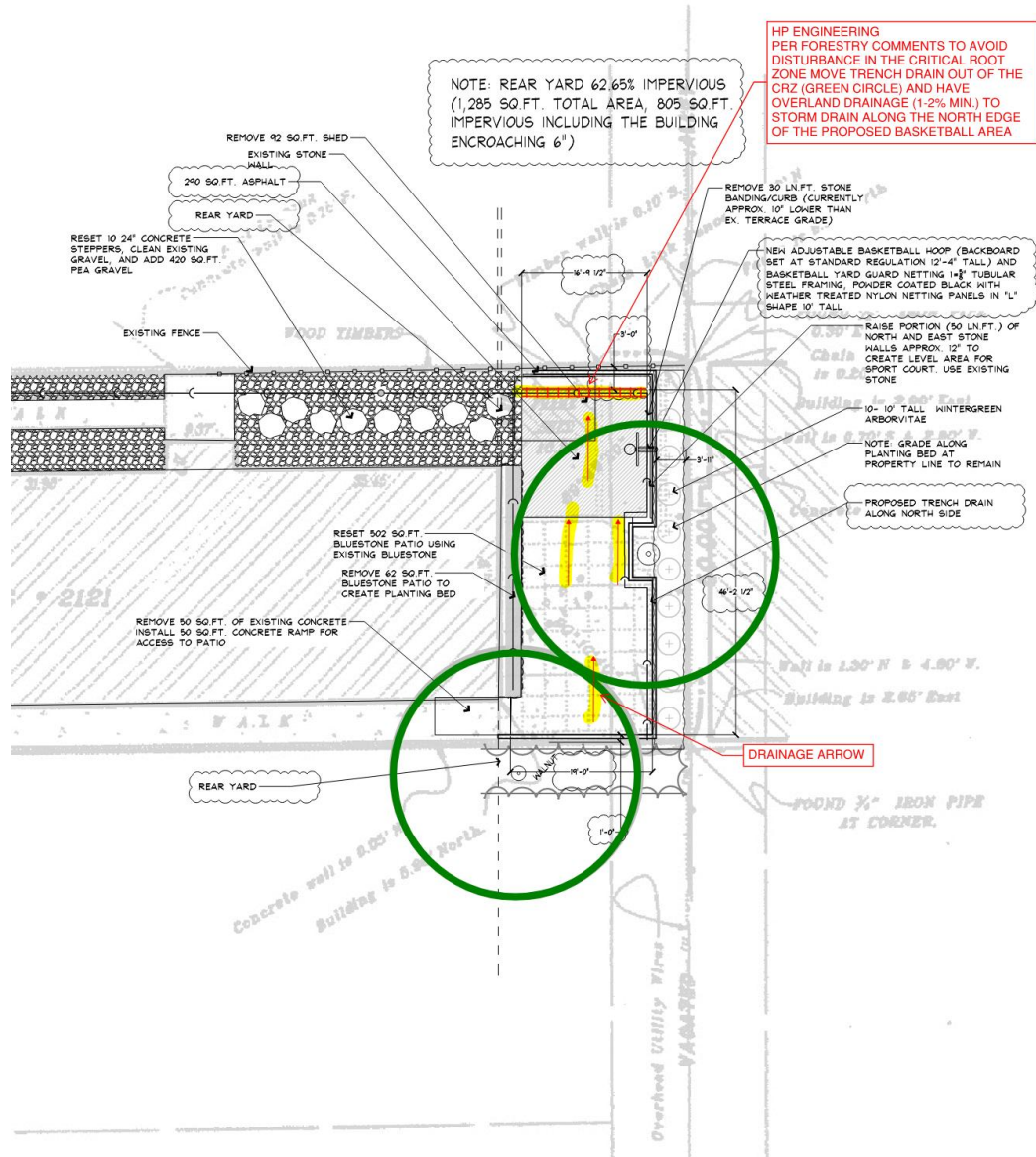
Date: July 6, 2026
To: Patrick Hoffmann, Planner II
From: Anna Ford, Civil Engineer
Subject: Re: 2121 St Johns Ave- VAR-2026-00071

The City of Highland Park's Engineering Division has completed the review of the following information to determine compliance with the Highland Park City Code and good engineering design practices:

- Kashet Facility dated 5/11/2026, revised 6/22/2026 prepared by Scott Byron & Co. INC.

Per the comments provided by Ben Miller, City Forester, on June 18, 2026 the plans will need to be revised to relocate the proposed storm infrastructure to avoid the critical root zone of the existing trees. It is recommended to grade the proposed patio and basketball area to the north at a minimum slope of 1% and install a trench drain along the north. Included are markups on the plans dated 6/22/2026.





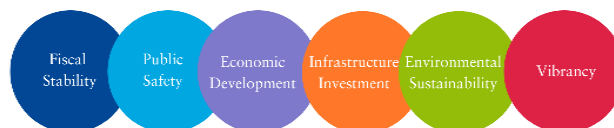
KESHET FAC.

2121 SAINT JOHNS AVE
HIGHLAND PARK, IL 60030

REVISIONS		
DATE	INIT	DESCRIPTION
05.20.26	SES	PERMIT
06.09.26	SES	PERMIT
06.22.26	SES	PERMIT

DATE	05.11.26
DESIGN	SES
DRAFTED	SES
SALESPERSON	SLB
CLIENT	KESHET

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



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
2121 ST JOHNS LLC
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00071

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 Scotty Byron & Co. on behalf of the owner, 2121 St Johns LLC, 2121 St Johns Ave, Highland Park, IL 60035, for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park (“**Board**”), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 421 Briarwood Pl, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (“**Property**”).
2. The Property is currently improved with a multi-family apartment.
3. The Property is located within the RM1 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 150.707(D)(1) of the City Code (the “**Variation**”), to construct a new sport court as depicted on the Plans within Exhibit B.
 - a. To exceed the allowed rear yard coverage requirement of 30% for an allowed coverage of 62.65%,
 - b. To encroach into the required 10’ sport court rear yard setback by 6.09 feet to the east and 7 feet to the north for a sport court, basketball hoop, and fencing;

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 July 16, 2026.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(1) and 150.1204.(A)(5) of the City Code, to hear and determine the Applicant's request for the Variation.
9. The Applicant entered into the record sufficient evidence of their ownership of the Property.
10. After the conclusion of the public hearing, the Board found that the requested Variation satisfy the standards set forth in Section 150.1205, to the extent required.
11. After the conclusion of the public hearing the Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

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

- (i) To exceed the allowed rear yard coverage requirement of 30% for an allowed coverage of 62.65%,
- (ii) To encroach into the required 10' sport court rear yard setback by 6.09 feet to the east and 7 feet to the north for a sport court, basketball hoop, and fencing;

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. Permit Plan for 2121 St Johns Ave by Scott Byron & Co. dated 6/22/2026 sheet L-03.2;

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

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

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

Order approved July 16, 2026

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

By: _____
Alexis Yablon, Chairman

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 2121 St Johns Ave is legally described as follows:

PARCEL 1: THE NORTH HALF OF LOT 21 IN BLOCK 16 IN THE CITY OF HIGHLAND PARK, BEING A SUBDIVISION IN PART OF SECTIONS 23 AND 24 AND PART OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1869 IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

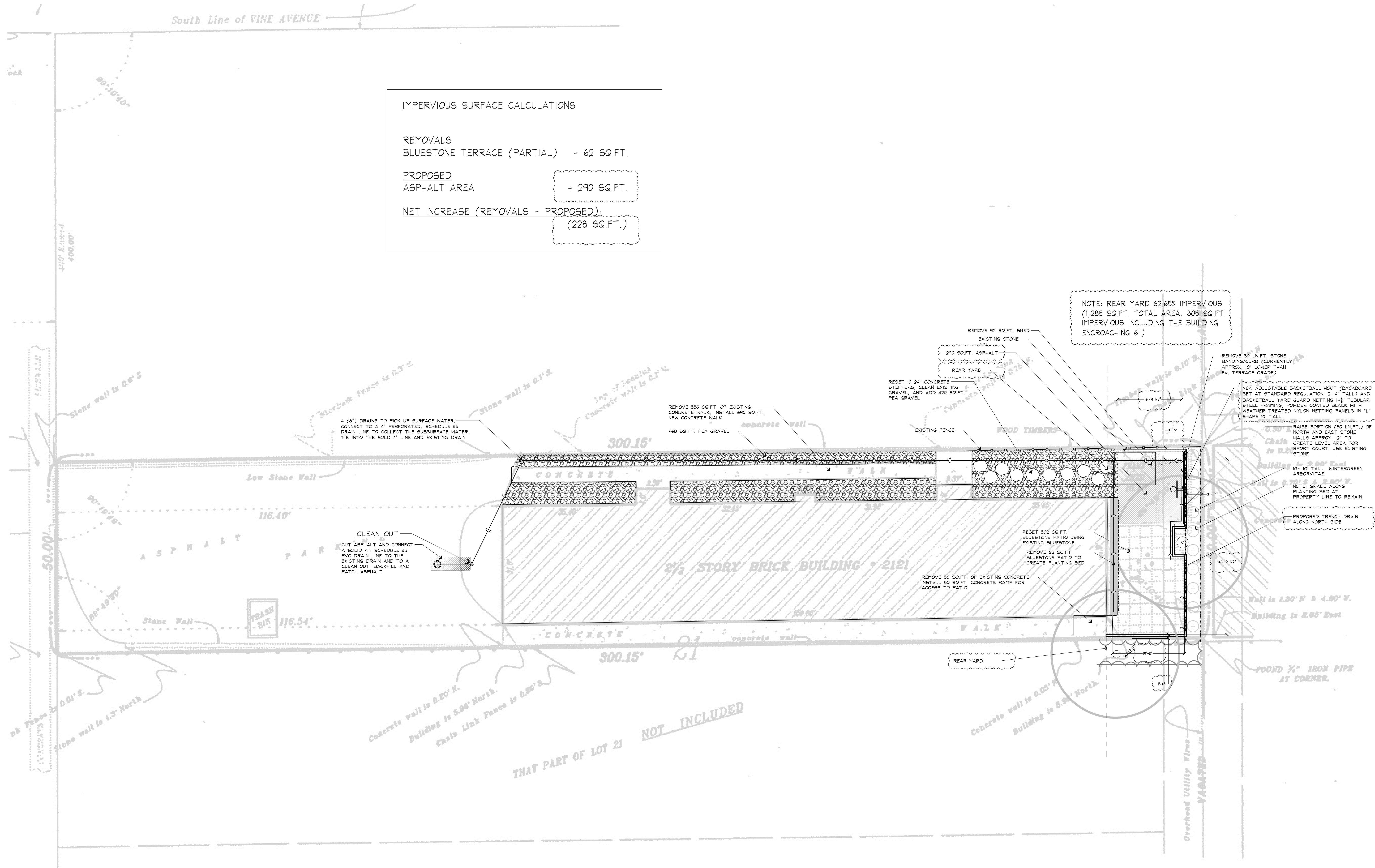
PARCEL 2: THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING THE NORTH HALF OF LOT 21 IN BLOCK 16 IN THE CITY OF HIGHLAND PARK, BEING A SUBDIVISION IN PART OF SECTIONS 23 AND 24 AND PART OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE PASSED JULY 26, 1875 AND APPROVED JULY 28, 1875 AND RECORDED AS DOCUMENT # 113589, IN LAKE COUNTY, ILLINOIS.

PIN: 16-23-111-011-0000

EXHIBIT B

[PLANS]

DRAFT



IMPERVIOUS SURFACE CALCULATIONS	
REMOVALS	
BLUESTONE TERRACE (PARTIAL)	- 62 SQ.FT.
PROPOSED	
ASPHALT AREA	+ 290 SQ.FT.
NET INCREASE (REMOVALS - PROPOSED):	(228 SQ.FT.)

NOTE: REAR YARD 62.65% IMPERVIOUS (1,285 SQ.FT. TOTAL AREA, 805 SQ.FT. IMPERVIOUS INCLUDING THE BUILDING ENCRDACHING 6")

NORTH

0 5 10

SCALE: 1" = 10' - 0"

KESHET FACILITY

2121 SAINT JOHNS AVE
HIGHLAND PARK, ILLINOIS

REVISIONS		
DATE	INIT	DESCRIPTION
05.20.26	SES	PERMIT
05.26	SES	PERMIT
05.22.26	SES	PERMIT

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

DATE	05.11.26
DESIGN	SES
DRAFTED	SES
SALESPERSON	SLB
CLIENT	KESHET

SHEET TITLE

PERMIT
PLAN

SHEET NUMBER

L-03.2

JOB NUMBER

25-121



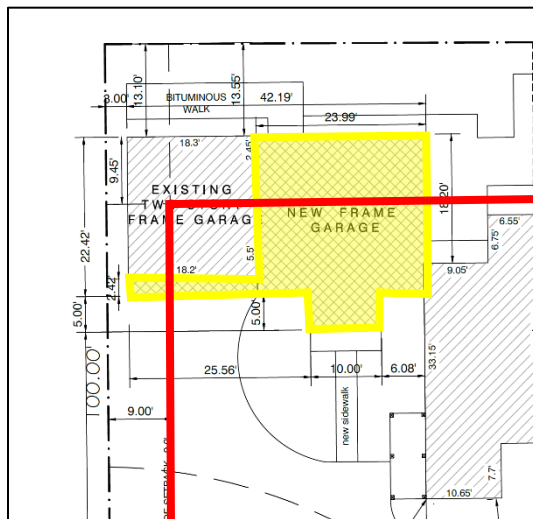
Date: July 16, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & Staff Liaison
 Subject: 421 Briarwood Pl Application Summary

APPLICATION SUMMARY:

The petitioner and owner, Arvydas Tamkus, (**the “Applicant”**) of 421 Briarwood Pl Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, variation of provision Section 150.703 to encroach into the side yard and rear yard setback for a new garage addition. The subject property is an interior lot located within the R5 zoning district and according to Lake County Accessory’s Office the home was built in 1926.

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

- (i) To encroach into the required side yard setback of 9 feet along the western property line by 6 feet for a new garage addition,
- (ii) To encroach into the required rear yard setback of 23 feet by 9.45 feet for a new garage addition;



The applicant is proposing a new garage addition to their existing two story frame garage. In 1994, the Zoning Board of Appeals approved the existing attached garage encroachments and the current owner would like to expand this improvement requiring a variation.

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:

- No additional comments

ATTACHMENTS:

- Location Map & Copy of Legal Notice
- Applicant’s Packet
- ZBA Approval BAZ-2306
- 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: 421 BRIARWOOD PLACE , HIGHLAND PARK	
Property's Current Zoning: R-5	Property's Current Use: SINGLE FAMILY HOUSE
Lot/Tract Area (SF): 13,777.7 SF	Minimum Lot Area for Applicable Zoning District (SF): 12,000 SF
Legal Description (note if attached):	
Brief Project Description: EXISTING FRAME GARAGE ADDITION AND ATTACH TO EXISTING SFR	

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

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name: ARVYDAS TAMKUS	
Address (City, State, ZIP): 421 BRIARWOOD PL. HIGHLAND PARK, IL 60051	
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property):	Phone:
Address (City, State, ZIP):	Email:
Attorney or Representative Counsel	
Contact Name:	Phone:
Address (City, State, ZIP):	Email:
Architect/Builder	
Contact Name: ANDRZEJ KACPRZYNSKI	Phone: 6302287082
Address (City, State, ZIP): 705 DEVON AVE PARK RIDGE IL, 60068	Email: andy@proplanarchitects.com

PROPERTY OWNER SIGNATURE	
The undersigned acknowledges and agrees that they are familiar with, have read and reviewed, and understand, all laws and regulations applicable to this application and the requested license/permit/authorization, including, without limitation, Chapter 150 of the City Code. The undersigned further agrees that the applicant complies with any and all eligibility requirements for the requested license/permit/authorization, and that the applicant will comply with all applicable laws and regulations with respect to the requested license/permit/authorization.	
 Property Owner	6/22/2026 Date
Sworn to before me this 22 day of JUN, 2026	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, July 16, 2026, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2026-00072

Petitioner: Arvydas Tamkus

Zoning District: R5

Subject Property: 421 Briarwood Pl

Highland Park, Illinois 60035

The petitioner and owner, Arvydas Tamkus, 421 Briarwood Pl, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703, to encroach into the side and rear setback requirements for a new addition.

The Subject Property, commonly known as 421 Briarwood Pl is legally described as follows:

LOT 1 IN W.B. WRENN'S RESUBDIVISION OF LOT 49 IN THE RESUBDIVISION OF LOT "B" IN RAVINIA WOODS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 16-36-205-030-0000

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

From: Arvydas Tamkus
421 Briarwood Place
Highland Park, IL 60035

To: Zoning Board of Appeals of Highland Park, IL

Letter of Situation and Hardship

- 1) The Property is intended solely for personal use and is not expected to generate any income or financial return.
- 2) The older portion of the garage is in poor condition. The floor has significantly deteriorated, the walls no longer provide adequate protection against water intrusion, and water accumulates inside the garage and the breezeway whenever it rains. In addition, the existing frame structure does not comply with current building code requirements, is unsafe and cannot be fixed through repair alone.
- 3) The current layout of the garage does not permit the intended parking of two vehicles. The wall in the older section of the garage is positioned too close to the garage door, while the front and rear walls do not provide sufficient clearance for vehicle parking. The breezeway does not offer adequate protection from weather conditions and is prone to water accumulation. Portions of the garage were originally designed to accommodate older vehicle dimensions and are now outdated and unsuitable for their intended use without substantial modification.
- 4) The issues described above result from the original design and construction of the garage many years ago, combined with natural deterioration and aging of the structure over time.
- 5) The proposed variation will not be materially detrimental to the public welfare or injurious to other properties or improvements in the neighborhood.
- 6) The proposed 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.
- 7) The proposed variation will not alter the essential character of the neighborhood.
- 8) The proposed variation is in harmony with the spirit and intent of the Zoning Code

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X- Fence Line

LOT 1 IN W.B. WRENN'S RESUBDIVISION OF LOT 49 IN THE RESUBDIVISION OF LOT "B" IN RAVINIA WOODS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

CARRADUS

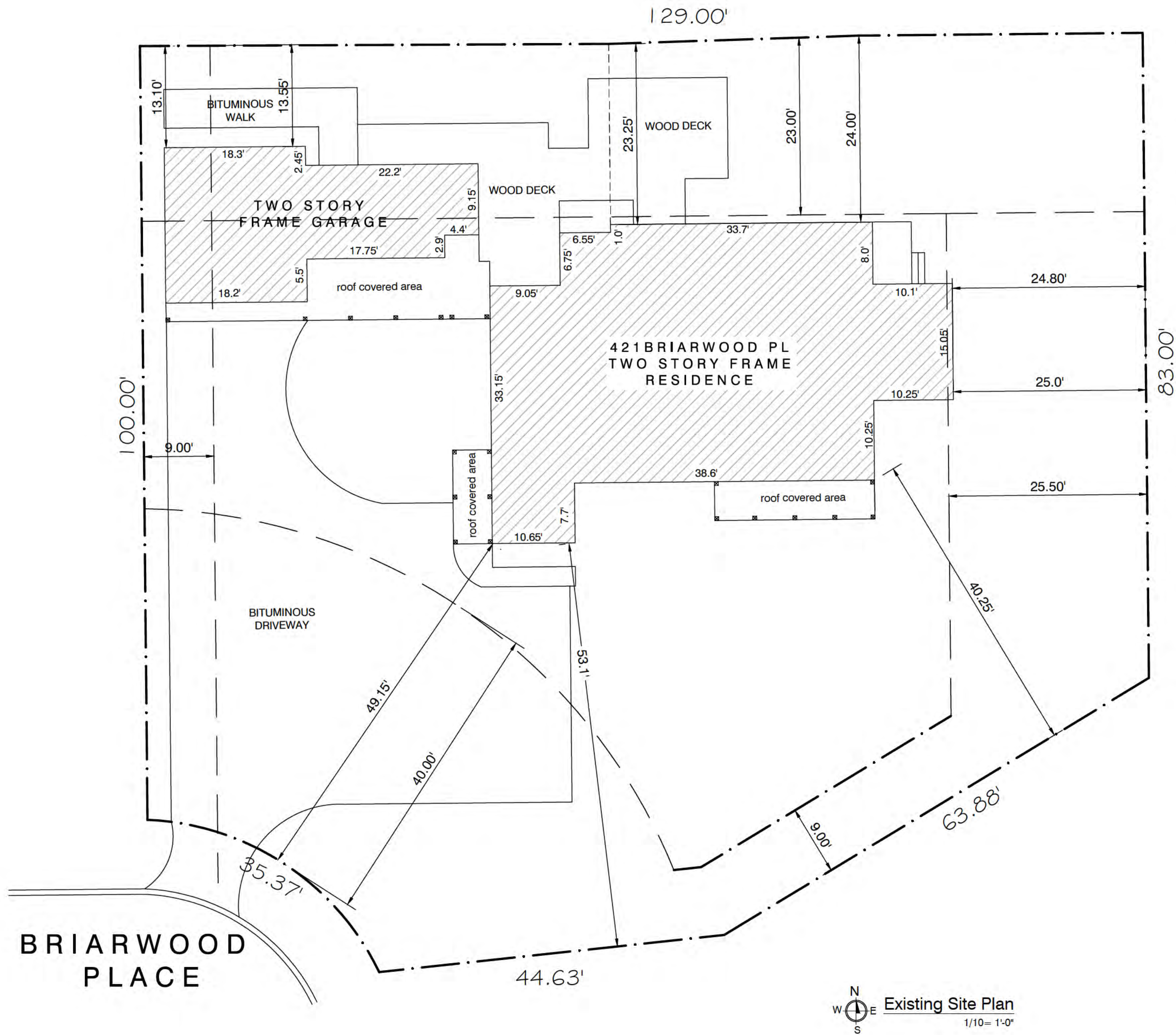


THIS IS TO CERTIFY THAT I, ALLEN D. CARRAOUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARRADUS LAND SURVEY, INC.
 Residential & Commercial Land Surveying Services
 191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
 (630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM
 PREPARED FOR: ARYDAS TAMKUS
 DRAWN BY: JW
 DATE OF FIELD WORK: 02/19/25
 SCALE: 1" = 20'
 FLD BY: PAGE 473-51
 PROJECT NO: 43171

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

DRAWING INDEX	
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	EXISTING FLOOR PLAN,
A-4	PROPOSED GARAGE FLOOR PLAN
A-5	EXISTING ELEVATIONS
A-6	EXISTING ELEVATIONS
A-7	PROPOSED ELEVATIONS
A-8	PROPOSED ELEVATIONS



ISSUE DATES	
DATE	DESCRIPTION
6.10.2025	ZONING VARIANCE SET



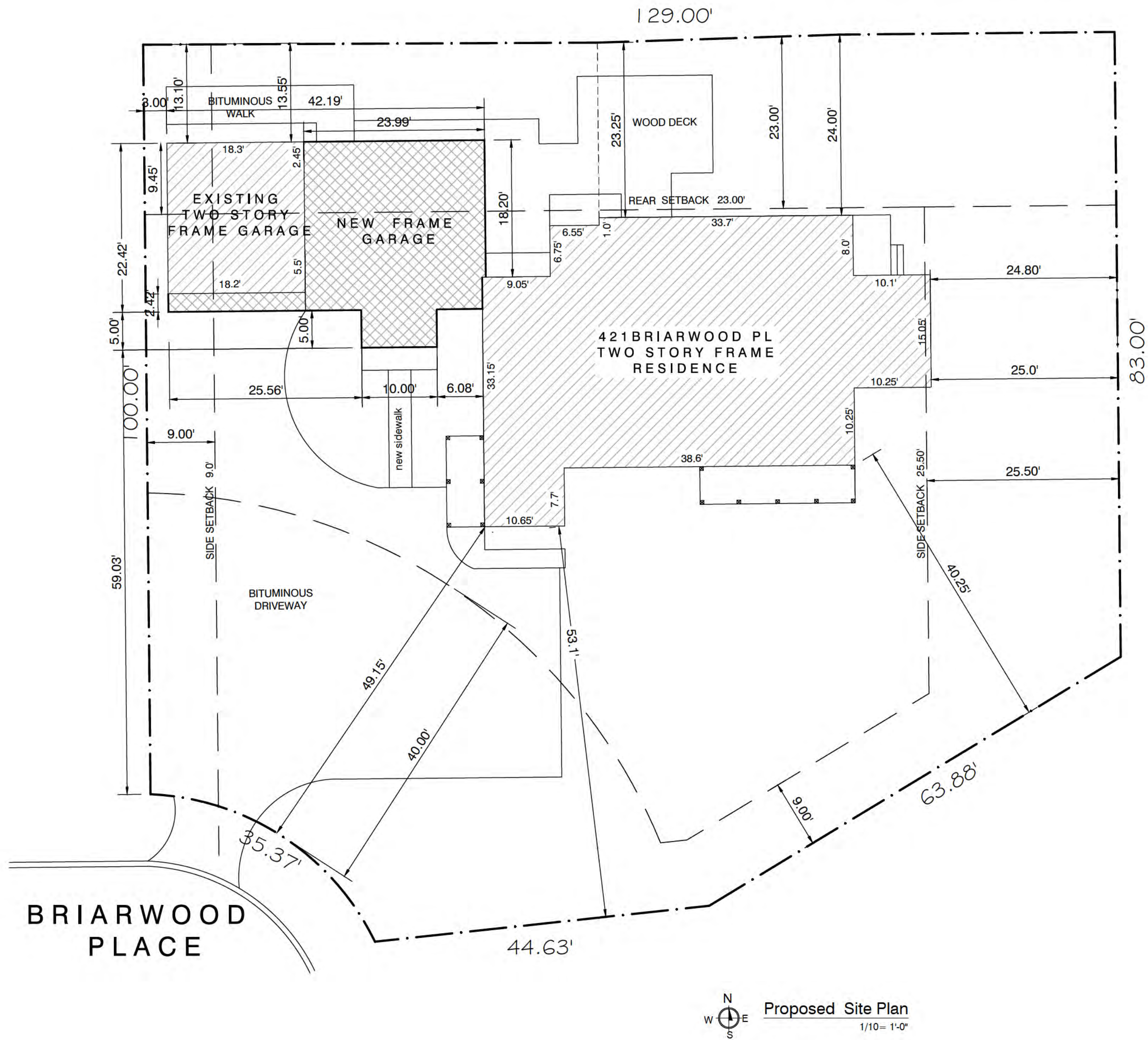
SCOPE OF WORK: EXISTING HOUSE 421 BRIARWOOD	
EXISTING FRAME DETACHED GARAGE TO BE EXTENDED AND ATTACHED TO	

JOB NO.	DATE	BY	CHECKED BY:
		AK	AK

DRAWING LIST
EXISTING
SITE PLAN

SHEET NO
A -1





ISSUE DATES	
DATE	DESCRIPTION
6/10/2028	ZONING VARIANCE SET



SCOPE OF WORK
EXISTING HOUSE
421 BRIARWOOD

EXISTING FRAME DETACHED AND ATTACHED TO

JOB NO.	
DRAWN BY:	KK
CHECKED BY:	A.K.

DRAWING LIST
PROPOSED
SITE PLAN

SHEET NO
A-2





EXISTING SOUTH ELEVATION **1**
A5
SCALE: 1/4" = 1'-0"



2 **EXISTING NORTH ELEVATION**
A5
SCALE: 1/4" = 1'-0"

Wall Type Legend		
	Existing to remain	
	New wall	
	Existing to be removed	

ISSUE DATES		
DATE	DESCRIPTION	ZONING VARIANCE SET
6/10/2026		



SCOPE OF WORK		
EXISTING	FRAME DETACHED GARAGE TO BE EXTENDED AND ATTACHED TO EXISTING HOUSE	421 BRIARWOOD

JOB NO.	DRAWN BY:	CHECKED BY:
	NR	A.K.

DRAWING LIST
EXISTING ELEVATIONS

SHEET NO.
A -5





1 **EXISTING WEST ELEVATION**
A6 SCALE: 1/4" = 1'-0"

Wall Type Legend

_____	Existing to remain
_____	New wall
- - - - -	Existing to be removed

ISSUE DATES	
DATE	DESCRIPTION
6/10/2026	ZONING VARIANCE SET



SCOPE OF WORK
EXISTING FRAME DETACHED GARAGE TO BE EXTENDED AND ATTACHED TO
EXISTING HOUSE
421 BRIARWOOD

JOBS NO	
DRAWN BY:	KK
CHECKED BY:	A K

DRAWING LIST

EXISTING
ELEVATIONS

SHEET NO

A -6



Wall Type Legend

---	Existing to remain
---	New wall
---	Existing to be removed



ISSUE DATES		
DATE	DESCRIPTION	ZONING VARIANCE SET
6.10.2020		

PROPOLAN ARCHITECTS, P.C.
1111 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1000 FAX: 312.467.1001
WWW.PROPOLANARCHITECTS.COM

SCOPE OF WORK
EXISTING HOUSE
4211 BRIANWOOD

EXISTING FRAME DETACHED GARAGE TO BE EXTENDED AND ATTACHED TO

JOB NO.	KK
DRAWN BY:	KK
CHECKED BY:	A.K.

JOB NO.	KK
DRAWN BY:	KK
CHECKED BY:	A.K.

DRAWING LIST

PROPOSED ELEVATIONS

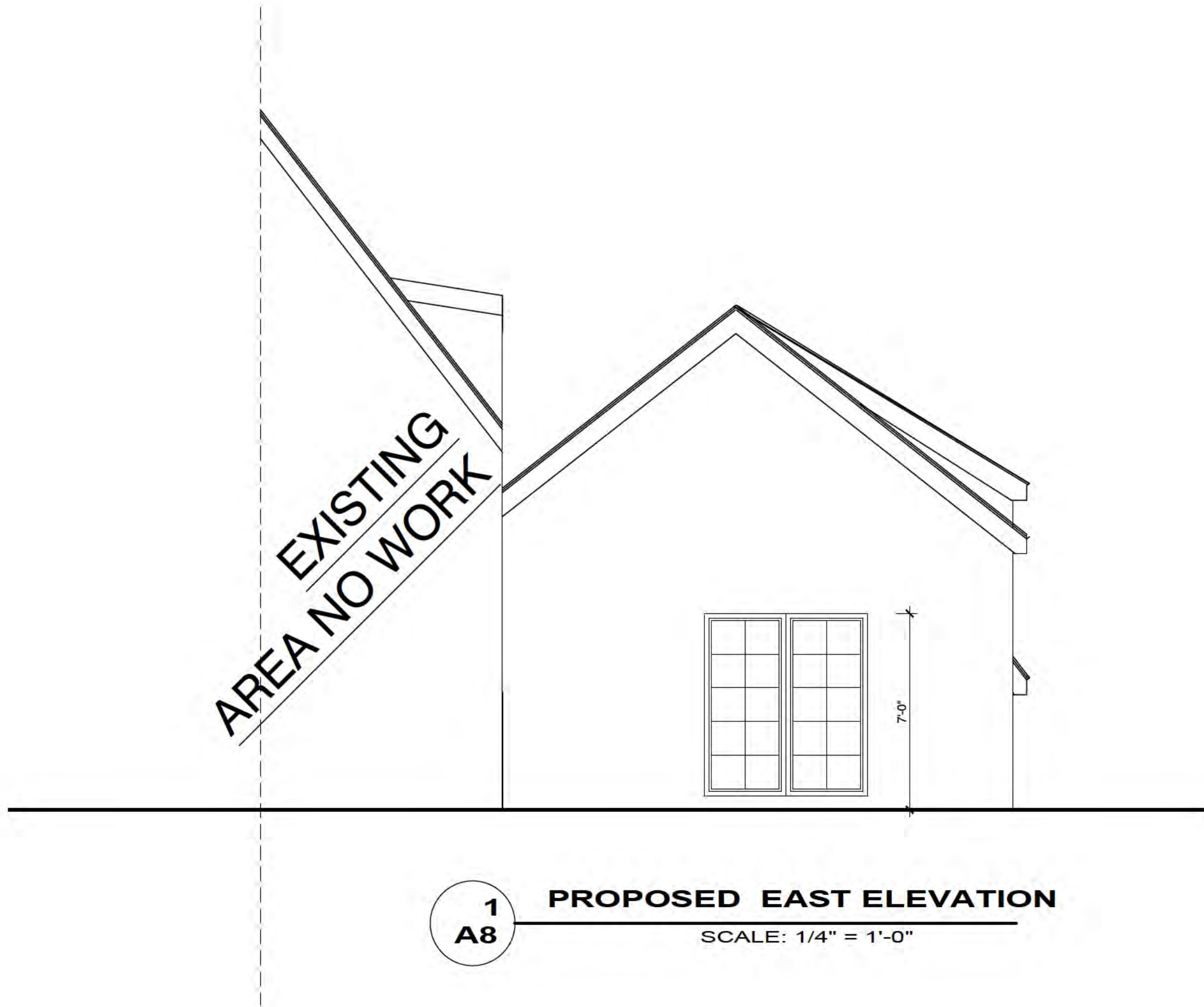
SHEET NO

A - 7





1
A8 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



1
A8 **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"

Wall Type Legend	
	Existing to remain
	New wall
	Existing to be removed

ISSUE DATES	
DATE	DESCRIPTION
6/12/2026	BOARD VARIANCE SET



SCOPE OF WORKS EXISTING FRAME DETACHED GARAGE TO BE EXTENDED AND ATTACHED TO 421 BIRCHWOOD	
--	--

JOB NO.	KK	A.K.
DRAWN BY:	KK	A.K.
CHECKED BY:		A.K.

DRAWING LIST
PROPOSED ELEVATIONS

SHEET NO
A -8





CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

CERTIFIED MAIL

August 7, 1995

Mr. and Mrs. Louis J. Levy
421 Briarwood Place
Highland Park, IL 60035

Re: Appeal No. BAZ-2306
Louis J. and Carolyn A. Levy
421 Briarwood Place
Highland Park, IL 60035

Dear Mr. and Mrs. Levy:

Enclosed please find a copy of your executed Zoning Board of Appeals' Order. Please be advised that the order granting your variation expires on May 3, 1996 (18 months from the date of the order).

Please note that there is no provision for renewal after 18 months; and, if the order has not been acted upon prior to the expiration date, you will have to request another variation.

If you have any questions, please feel free to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Ann Sabol".

Ann Sabol
Coordinator of Building and Zoning

AS:ebd

Enclosure

c: ☒ Appeal File
Central File

SAMPLE FORM OUTLINE OF GRANTED ORDER

Adapt to particular circumstances of case hearing and Board Ruling, and submit to Board of Appeals Secretary in four (4) copies for approval and signature of Chairman.

Ann Sabol, Secretary

Revised 1 / 14 / 94

Fill in or adjust underscored blanks as applicable, and completely retype.

STATE OF ILLINOIS)
) SS.

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

COUNTY OF LAKE)

IN THE MATTER OF THE APPEAL OF

LOUIS J. LEVY APPEAL NO. BAZ - 2306

CAROLYN A. LEVY

ORDER

This matter coming on to be heard on the application of LOUIS J. & CAROLYN A. LEVY for variation from the requirements of the Highland Park Zoning Ordinance of 1978 (the " Zoning Ordinance ") , as amended section 150.030.4 , and upon proofs being taken and adduced before the Board of Appeals , City of Highland Park, (the " Board "), and the Board being duly advised in the premises, DOES FIND AS FOLLOWS :

1. That the application was heard by the Board, and proofs were taken and adduced before the Board at a regular meeting of the Board held in the City Hall of the City of Highland Park, on NOV 3, 1994.
2. That there were present in person at said meetings of the Board a quorum of members of the Board for the conduct of the Board's business.

3. That after the conclusion of said hearing, by affirmative vote of 5 members in attendance at said hearing, being a majority of those members who were present, the Board granted said application for variation to the extent and subject to the terms and conditions contained in this order.

4. That the Board has jurisdiction under section 150.310 and following of the Zoning Ordinance to hear and determine the request for variation as applied for herein.

5. That due notice of the time and place of such hearing was duly published in the Highland Park News, a paper in general circulation in the City of Highland Park, not more than 30 nor less than 15 days previous to said hearing, in accordance with the applicable statute of the State of Illinois and the Zoning Ordinance and proof of publication thereof made a part of the record herein.

6. That due notice of said hearing was, in addition to the aforesaid publication, served upon adjacent and adjoining property owners or occupants by certified or registered mail by the applicant, and that proof of service there in said manner in accordance with the rules of the Board was made herein.

7. That further, in accordance with the rules of the Board, evidence of ownership by the applicants of the property subject to said request for variation was duly produced and admitted into evidence herein.

8. That the property subject to variation request is legally described as follows:

Lot 1 in W.B. Wrenn's Resubdivision of Lot 49 in the Resubdivision of Lot B in Ravine Woods, being a subdivision of the Southwest Quarter of the Northeast Quarter of Section 36, Township 43 North, Highland Park, Lake County, Illinois, commonly known as 421 Briarwood Place, in the City, County and State aforementioned.

9. That the property subject to such variation request (the " Property ") is a single family home with a single car attached garage.

10. That the aforementioned real Property is located within the R5 zoning district classification, as established by the Zoning Ordinance, and that a variation is sought from the following requirements applicable to property affected by such zoning classification:

Section (s) 150.030.4

requiring as required under R - 5 Zoning

in order to encroach 10.5' into the required 23 foot reduced rear yard setback for approximately 18 feet, and to encroach six feet into the required nine foot side yard

setback for 23 lineal feet (20 feet for the garage walls and roof, and three feet for the porch roof and posts) in order to construct a two car attached garage plus an extension to the existing covered porch, and to convert the existing one car garage into additional storage space.

11. That a strict application of the terms and provisions of the Ordinance imposes upon the applicant exceptional practical difficulties or particular hardships, and amounts to a practical confiscation of the property due to unique circumstances, in that our current one car garage is so located that access can be accomplished only by back-in maneuvering in extremely restricted area. This procedure has become increasingly difficult with our advancing ages and concomitant physical deterioration. Of course ice and snow exacerbate the problems since one car is always exposed to the elements.

The relief for this situation is the construction of a front loading two-car garage.

In order to accomplish this it will be necessary to receive permission to start the building of 3 feet from the west side yard lot and 12 feet 6 inches from the rear yard line.

This location is dictated by the existence of a magnificent 30" - 32" oak tree situated at the only other reasonable location on the property. Surely we do not want to jeopardize this unusual specimen.

12. That the granting of a variation will not serve as a mere convenience to the applicant, will be without substantial detriment to the public good, will not substantially impair the general purpose and intent of the Master Plan as established by the Ordinance, will not alter the essential character of the locality, and will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect, impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Highland Park.

13. That unless a variation is granted in accordance with the application, the property in question cannot yield a reasonable return in that _____

IT IS THEREFORE ORDERED AS FOLLOWS:

That variation from the strict application of the Zoning Ordinance, and, in particular, section 150.030.4 thereof, is hereby granted as to the real property hereinabove described, in that petitioner be permitted to encroach 10.5' into the required 23 foot

reduced rear yard set back for approximately 18 feet, and to encroach six feet into the required nine foot side yard setback for 23 lineal feet (20 feet for the garage walls and roof and three feet for the porch roof and posts) , in order to construct a two car attached garage plus an extension to the existing covered porch, and to convert the existing one car garage into additional storage space.

That this order is to take effect only upon the applicant's compliance with the following conditions:

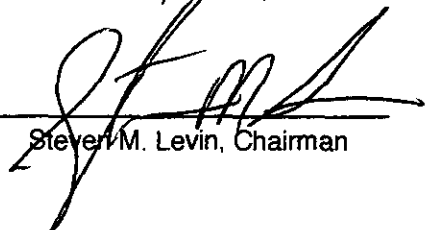
Securing Building Permit

This order shall be valid for a period of no longer than eighteen (18) months from the date of this Order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period; and, in any case where a building permit shall be obtained for the erection or alteration of a building, unless such erection or alteration shall proceed to completion without unnecessary delay.

DATED this 3 day of Nov 1994

BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

BY: _____


Steven M. Levin, Chairman

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
ARVYDAS TAMKUS
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00072

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

This order ("**Order**") concerns the petitioner and owner, Arvydas Tamkus, 421 Briarwood Pl, 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 421 Briarwood Pl, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order ("**Property**").
2. The Property is currently improved with a single family house.
3. The Property is located within the R5 Zoning District, as established by "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Ordinance**").
4. The Applicant sought the following variations from of Section 150.703 of the City Code (the "**Variation**"), to construct a new garage addition as depicted on the Plans within Exhibit B.
 - a. To encroach into the required side yard setback of 9 feet along the western property line by 6 feet for a new garage addition,
 - b. To encroach into the required rear yard setback of 23 feet by 9.45 feet for a new garage addition;

5. Notice of the time and place of the hearing was duly published in Lake County News-Sun, a newspaper of general circulation in the City, not more than 30 days nor less than 15 days previous to the hearing, in accordance with the Zoning Ordinance and all applicable law.
6. Notice of the hearing was served upon the adjacent and adjoining property owners or occupants, in accordance with the Zoning Ordinance, Section 150.1203, and applicable law.
7. The application was heard by the Board at a public hearing of the Board on July 16, 2026.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(1) of the City Code, to hear and determine the Applicant's request for the Variation.
9. The Applicant entered into the record sufficient evidence of their ownership of the Property.
10. After the conclusion of the public hearing, the Board found that the requested Variation satisfy the standards set forth in Section 150.1205, to the extent required.
11. After the conclusion of the public hearing the Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

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

- (i) To encroach into the required side yard setback of 9 feet along the western property line by 6 feet for a new garage addition,
- (ii) To encroach into the required rear yard setback of 23 feet by 9.45 feet for a new garage addition;

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

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

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

- a. Proposed Site Plan for 421 Briarwood Pl by Pro-plan Architects dated 6/10/2026 sheet A-2,

- b. Proposed Site Plan for 421 Briarwood Pl by Pro-plan Architects dated 6/10/2026 sheets A-7 & A-8;

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

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

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

Order approved July 16, 2026

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

By: _____
Alexis Yablon, Chairman

5146803_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 421 Briarwood Pl is legally described as follows:

LOT 1 IN W.B. WRENN'S RESUBDIVISION OF LOT 49 IN THE RESUBDIVISION OF LOT "B" IN RAVINIA WOODS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 16-36-205-030-0000

DRAFT

EXHIBIT B

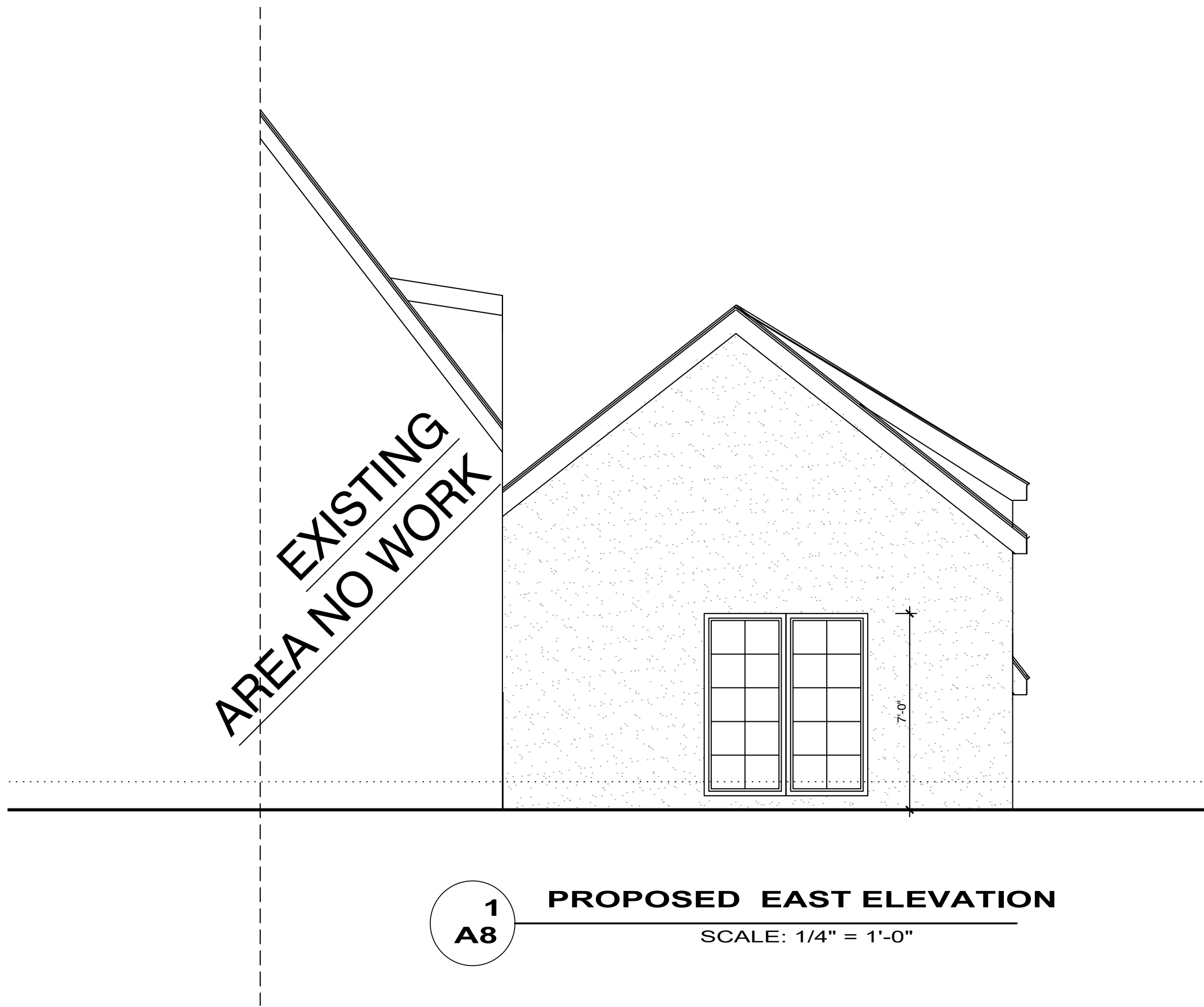
[PLANS]

DRAFT





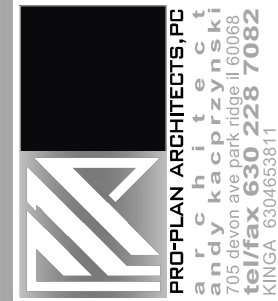
1
A8 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



1
A8 **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"

Wall Type Legend	
	Existing to remain
	New wall
	Existing to be removed

ISSUE DATES	
DATE	DESCRIPTION
6/12/2024	CONV VARIANCE SET



SCOPE OF WORKS: EXISTING FRAME DETACHED GARAGE TO BE EXTENDED AND ATTACHED TO EXISTING MAIN HOUSE 421 BIRCHWOOD

JOB NO.	KK	A.K.
DRAWN BY:		
CHECKED BY:		

DRAWING LIST
PROPOSED ELEVATIONS

SHEET NO
A -8

