

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, July 21, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

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

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com 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
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

July 21, 2026

7:00 P.M.
MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - a. Consideration of Plan and Design Commission Minutes
 - i. Regular Meeting on June 16, 2026
- IV. Scheduled Business
 - a. Public Meeting #DES-2026-00099 for Design Review with Variations & Fence Code Variations (2150 St Johns Ave.; the vacant parcel south of the Highland Park High School)
 - b. Public Meeting #DES-2026-00100 for Design Review with Variations & Fence Code Variations (1040 Park Ave. W, also known as Wolters Field)
 - c. Public Meeting #SUB-2026-00016 for a Plat of Resubdivision with Variations (790 Laurel Ave., 794 Laurel Ave., 798 Laurel Ave., 802 Laurel Ave., 806 Laurel Ave., 810 Laurel Ave.; 814-834 Laurel Ave.; 812-832 Laurel Ave.; 836 Laurel Ave.; and 844 Laurel Ave.)
 - d. Public Hearing #PUD-2026-00083 & PUD-2026-00084 for a Zoning Map Amendment to Rezone from RM1A to RO, a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, and Design Review, with Modifications and Variations from City Code, for multi-story Multiple-Family Developments (1696-1704 McGovern St. and 793 Laurel Ave.)
 - e. Public Hearing #PUD-2026-00086 for a Special Use Permit in the Nature of a Preliminary and Final Planned Development; Design Review; variations and modifications from City Codes; and

to amend the Planned Development approval O29-98 for property commonly known as “Town of Fort Sheridan” including the Town of Fort Sheridan Master Redevelopment Plan (0 Patten Rd.; a vacant parcel with PIN 1611301063 adjacent to the property 3535 Patten Rd.)

i. WITHDRAWN

- f. Public Hearing #SUP-2026-00010 to amend a Special Use Permit and Special Exception approved on Sept. 14, 2009 by Ordinance No. O54-09, for a project to allow relocation of a driveway and related changes, and Design Review, with Variances (1301 Clavey Rd. and 1377 Deer Creek Parkway)
- g. Public Hearing #ZTA-2026-00003 for a Zoning Code Text Amendment to revise, strike, or create definitions, land uses, land use permissions, and regulations related to Data Centers, Data Processing Centers, and similar uses

V. Other Business

- a. Information Item: Administrative Design Review Update
- b. Next Meeting – August 18, 2026, A Regular Meeting at City Hall
- c. Case Briefing

VI. Business from the Public

VII. Adjournment

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

MEETING DATE: Tuesday, June 16, 2026

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

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, & Nanus

Commissioner Absent: Moore

Councilmember Absent: Ross

Student Council Absent: Piolet

Staff declared that a quorum was present.

Guests Present: Alec Thornton, Architect/LCM Architects, LLC
Cal Bernstein, Attorney/Samuels & Bernstein
Von Joseph Hanovnikian/Petitioner
Michael Ezgur, Attorney/Acosta Ezgur, LLC
David Goldman, Founder/Structa LLC
Jeff Goulette, Founding Partner & Design Principal/SGW Architecture & Design
Zach Kenitzer, Manager, Land Planning & Entitlements and Scott Barenbrugge, VP of Landscaping/M/I Homes

Staff Present: Fontane, Burhop, Hoffmann, & Mistretta

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

SCHEDULED BUSINESS

Chair Kerch asked that the last item under Scheduled Business be taken first, as the Applicant requested a continuance. Senior Planner Burhop confirmed same and said July 21, 2026, is a date certain.

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

Commissioner Henry moved to continue this case to the July 21, 2026, PDC meeting. Commissioner Nanus seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, & Nanus

Voting Nay: None

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

Back to.....

APPROVAL OF MINUTES

Regular Meeting of the Plan and Design Commission – May 19, 2026

Commissioner Henry moved to approve the May 19, 2026, PDC regular meeting minutes. Commissioner Mantis seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, & Nanus

Voting Nay: None

Chairperson Kerch declared that the motion passed unanimously.

Back to.....

SCHEDULED BUSINESS

1. #DES-2026-00096, Design Review Amendment, Sign Package Amendment, and Variations from the City Code (791-799 Central Avenue)

Planner Mistretta reviewed the proposal:

- Existing Property
 - 12,000 square-foot lot
 - zoned B5
 - two-story parking garage
 - approved in October, 2025
- Amendment Summary
 - changing exterior material, etc.
- Considerations
- Site Plan was illustrated
- Renderings were shown
 - thermoplastic, bollards; replaced knee wall
 - new canopy sign, ground sign, etc.
- Staff Comments
- Approval Process & Recommendation
- Recommendation

Mr. Alec Thornton, Architect with LCM Architects, LLC, said Keshet's identity is being heightened. Thermoplastic is a heated sheet applied to crosswalks. He explained further changes.

Commissioner Henry asked if the bollard will be as secure as the knee wall. Mr. Thornton said yes, standard spacing will occur to deter vehicles.

Chairperson Kerch asked if anyone in the audience wishes to speak. There was no one.

Commissioner Nanus moved to approve these Amendments & Variations. Commissioner Fettner seconded the motion.

Commissioner Ihnchak stated the COA is dated for June 2, 2026. Senior Planner Burhop noted this would be updated to June 16, 2026.

On a voice vote

Voting Yea	Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, & Nanus
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Voting Nay:	None
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Director Fontane declared that the motion passed unanimously.

2. Final Plat of Re-Subdivision with Variations (0 Meadow Lane, a vacant lot with the PIN 1616310002 that is adjacent to 1700 Meadow Lane)

Planner Mistretta reviewed the proposal:

- Existing Property
 - 2 acres
 - zoned R3
- Proposed Re-Subdivision
 - Lot 1 & Lot 2
 - lots are vacant and buildable
- Zoning Analysis Chart
- Requested Variations (2)
- City Department Comments
 - Engineering - Lot 2 will accept Lot 1's drainage
- Utility Agency Comments
 - easement provisions per Com Ed
- Public Comment
- Approval Process
- Recommendation

Senior Planner Burhop advised 5 years ago, this was 1 property which was then subdivided. This is now new ownership; is compliant. This is not part of the Hibernia development. This was scheduled for June 2, 2026.

Some PDC comments are.....

- Commissioner Henry asked:

- what the impact is of Engineering's comments. Director Fontane said it's within the development/subdivision. This has to be considered when purchased.
- how this can be addressed. Chair Kerch said there are no building plans. Engineers will review as part of the permit process.

Corporation Counsel Martinez said drainage facilities will need to be maintained, or citations could be issued. Director Fontane informed a Condition could be stated that drainage facilities could be added from Lot 2 to Lot 1.

- Commissioner Mantis shared this seems consistent with buying any other house in Highland Park.
- Commissioner Ihnchak said, regarding the Plat of 2 lots, 3 lots are being created. Senior Planner Burhop stated this is not a through-lot with frontage along the north. He noted a preliminary setback analysis was provided.
- Commissioner Fettner said the HOA has concerns during construction. He asked if there are rules for this. Senior Planner Burhop concurred.

Petitioner, Cal Bernstein, Attorney with Samuels & Bernstein, said this is preliminary. Water will be addressed by a Civil Engineer for the homes' orientation. Nothing has been designed yet. These are irregular-shaped lots which require variations. Building permits would be submitted. Access is through the easements throughout Hibernia. This request meets the standards (minus variations). Lots are a proper size.

Chairperson Kerch asked if anyone in the audience wishes to speak. The following came forward:

- John Strom said he lives opposite the new construction. His main concern on Thornwood Lane is driveways and curb cuts. He hopes owners of the houses exit on Meadow Road. This cul-de-sac has grandchildren who play outdoors, so traffic is a concern. Utility lines will not be underground. Mr. Strom asked if poles or electricity would be installed.
- Michael McGee:
 - gave a history noting this was a wetland area. He is curious if Meadow Lane has been granted access.

Mr. Bernstein responded, per easements of Hibernia, access could be via driveways on Thornwood Lane. It is unknown how these lots will be developed.

- asked if the agreement includes Meadow Lane. Chair Kerch said the easement, by-right, is via Thornwood Lane. Mr. Bernstein is unaware if there are legacy rights on Meadow Lane. He could look into same.

Commissioner Henry asked, and Senior Planner Burhop said there is no frontage along this property.

Commissioner Mantis moved to adopt Findings of Fact recommending approval. Commissioner Nanus seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, & Nanus

Voting Nay: None

1 Director Fontane declared that the motion passed unanimously.

2
3 3. Public Hearing #REZ-2026-00014 to amend the Zoning Map from the R1 to the R6 Zoning District (1047
4 Livingston Street)

5
6 Planner Hoffmann reviewed the proposal:

- 7 • Project Summary
 - 8 ○ rezoning from R1 to R6
- 9 • Existing Conditions
 - 10 ○ built in 1927
 - 11 ○ zoned R1 since 1947
- 12 • Aerial map was shown
 - 13 ○ has 10 single-family houses
 - 14 ○ flood plain
- 15 • Neighborhood Context
- 16 • Zoning Comparison
 - 17 ○ no buildable area (75'-wide)
 - 18 ○ City will rezone surrounding areas also
- 19 • Recommendation

20
21 Some PDC comments are.....

- 22 • Commissioner Nanus asked why these weren't originally zoned R1. Planner Hoffmann said this area is
23 very old and in a flood area; detention area. Senior Planner Burhop stated the first zoning code
24 dates back to 1922. Most of these homes were built in the 40s.
- 25 • Commissioner Mantis asked if this would be rezoned R6. Senior Planner Burhop said yes, it's
26 consistent with the neighborhood.
- 27 • Commissioner Ihnchak said she wonders, regarding flood-plain regulations, what these are, as
28 building isn't necessarily recommended. Director Fontane said, in 2006, this area was rezoned to R6
29 with 10 homes and storm-water management (completed in the last year). Chair Kerch added there
30 is no proposal to build. Senior Planner Burhop said it appears to be in the FEMA 500-year flood
31 plain. Storage may be considered onsite. Planner Hoffmann noted there are a lot of single-family
32 homes in this area and are closely-sized to the Applicant's property.

33
34 Chair Kerch swore in the owner, Mr. Von Joseph Hanovnikian who advised Staff covered everything.

35
36 Chair Kerch asked if anyone in the audience wishes to speak. There was no one.

37
38 Commissioner Henry moved to approve Findings of Fact to rezone from R1 to R6. Commissioner Nanus
39 seconded the motion.

40
41 Corporation Counsel Martinez noted this is recommending approval. Commissioners Henry & Nanus
42 accepted same.

43
44 On a voice vote

45 Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, &
46 Nanus

47 Voting Nay: None

Director Fontane declared that the motion passed unanimously.

4. Public Hearing #PUD-2026-00083 & PUD-2026-00084 for a Zoning Map Amendment to Rezone from RM1A to RO, a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, and Design Review, with Modifications and Variations from City Code, for multi-story Multiple-Family Developments (1696-1704 McGovern Street and 793 Laurel Avenue)

Planner Hoffmann reviewed the proposal:

- Project Summary was presented on April 21, 2026
 - Chair Kerch said though he was absent from this meeting, he reviewed the audio.
- Rezoning, Zoning, & Design Review Summary
- Existing Conditions
 - vacant church & vacant church residence includes parking lot; common ownership
- Property Photos
- Neighborhood Context
- PUD Request
 - rezoning of RM1A to RO
 - 34 total units
 - 67 parking spaces
- Zoning Analysis – Setbacks for 1696 McGovern Street
- Zoning Analysis – Setbacks for 793 Laurel Avenue
 - 5' of encroachment
- Lot Coverage Analysis
- Zoning Analysis
 - lowered site by 1.5'
 - stories are reduced to 5
- Height
- Height & Coverage Exhibit
 - average is 51.27%
 - comparisons were shared
- Zoning Analysis – Lot Area & Density
- Zoning Analysis – Article 23 (Step-backs)
 - 3-5 stories
 - rendering was shown
 - deck area
- Parking
- Off-Street Parking & Loading
 - no requirement
 - 40 underground spaces at McGovern site
 - 27 at Laurel site
- Landscaping
 - trees are being provided in the parkway
 - landscaping around foundation
- Materials
- Public Benefit
 - burying utilities; necessary per City Staff

- Design Review
 - lighting
- Visual Clearance
- Housing Commission Review
- Traffic Study
- Other Comments
- Recommendation

Some PDC comments for Staff are.....

- Commissioner Henry asked if discussions have occurred regarding the public benefit. Planner Hoffmann said the proposal is the same.
- Commissioner Mantis:
 - asked if there is any analysis for height and density. There are few units. Planner Hoffmann said it exceeds RM2 for density and is on the lower end for units. Director Fontane said this maximizes density and has a bigger envelope.
 - said the only reason to go to this zone is for height and density. Director Fontane said density cannot be varied. Planner Hoffmann expounded.

Chair Kerch identified the variation. Planner Hoffmann said landscaping and lighting don't count for the public benefit. He noted the height has changed from 70.25' to 68.5'.

Mr. Michael Ezgur, Attorney with Acosta Ezgur, LLC, introduced himself, Mr. David Goldman, Founder with Structa LLC, and Jeff Goulette, Founding Partner & Design Principal with SGW Architecture & Design. Mr. Ezgur noted changes were made per the feedback. Lot coverage was reduced, setbacks and spacing are increased. There is no relief request for landscaping or lighting (except for 1 area of lighting). Comparisons in changes of the building were shown; contextual. They are comfortable with the RO district. A 5th story required a 15' setback. This is a corner lot and has 2 rear lots. The McGovern Street project received a 25' setback. Lot coverage is less than buildings to the west. They are still working on the Public Benefit (transformers are in the alley) as well as Affordable Housing.

Some PDC comments are.....

- Commissioner Nanus asked what has changed other than height reductions. Mr. Goldman noted the rest of the building hasn't changed. Mr. Roulette said the fire-pump rooms and hydrant were relocated.
- Commissioner Mantis asked, and Mr. Goldman said unit sizes have not changed. There are 34 units. Planner Hoffmann stated these figures were not provided last time.
- Commissioner Ihnchak asked about public open space along Laurel Avenue. Mr. Goldman said it is private space and accessible to passersby. Director Fontane added the sum of the units doesn't include common area. Mr. Goldman said it's just the units.

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

- George Sang noted he is a resident at McGovern House. He stated, if this is granted, the buildings would be close together, and views would be impacted. Considerations should not be given to this development due to the impact.
- Rhonda Miller, also a resident of McGovern House, informed the church was there and operating. This is a different scenario. She asked if the 2 buildings would be constructed simultaneously; need access in the alley from their garages.

More PDC comments.....

- Commissioner Fettner appreciates the Applicant taking this seriously; scaling it down. He'd like to see progress in this downtown area. This is a lot better. Variances and this project seem reasonable.
- Commissioner Mantis wants to see this go through. It's a good project. Foot traffic will feed into downtown. He would like to see more units.
- Commissioner Ihnchak said this is a good overall development. She is grappling with the bulk.
- Commissioner Nanus agrees with Commissioner Mantis. He would like the Applicant to buy the house next door.
- Commissioner Henry expressed the density bothers him. The City hasn't provided much guidance; is troubling.
- Chair Kerch commends the Petitioner for the changes; is much better. There are a number of issues that need resolution (i.e. public benefit).

Commissioner Mantis moved to continue this case to the July 21, 2026, PDC meeting. Commissioner Fettner seconded the motion.

On a voice vote

Voting Yea	Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, & Nanus
Voting Nay:	None

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

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

Senior Planner Burhop reviewed the proposal:

- Recommendation
 - considered on May 19, 2026
- Site – 28.6-Acre Site
- May 19, 2025, Summary
 - reduced height by 2'
 - for-sale product
 - 63 units go to 3-bedroom units
 - marketing signage
- May 19 – Temporary Marketing Signage
- Updated Marketing Signage
 - decreased
 - signage to be removed in 3 years at most
- Temporary Marketing Signage
- Onsite Signage was shown
- Inclusionary Housing Update

- Phasing & Construction Logistics
- Exterior Lighting & Landscaping Updates
 - removing fewer trees
- NW Buffering
 - 3.3'-wide buffer
- Offsite Screening Near NW Buffer
 - development-agreement consideration
- Conditions for Consideration
- Recommendation

Petitioner, Zach Kenitzer, Manager, Land Planning & Entitlements with M/I Homes, noted the requests were to revise marketing signage and engage with the neighbor/owner of Bluegrass Restaurant. The owner of Comfort Care has rights to the easement. He will also maintain the landscaping. The landscape strip is irrigated. They found Juniper trees to provide this landscape strip for Mr. Lederer, owner of Bluegrass. The coach lights are present and are garage lights. These are included in the photometric study. This for-sale product commands reduced lighting. A consultant was brought in regarding trees. There is an existing fence with landscaping around it. The 6 trees will be planted.

Chair Kerch asked if anyone in the audience wishes to speak. The following came forward:

- Dan Wagner said he is surprised about 3-bedroom units. He believes there will be more than 13 high-school students. It's a better project. Mr. Wagner doesn't like the flagpoles. Mr. Kenitzer responded the school district provided the information. He noted there are no lights on the flagpoles. Director Fontane noted the fiscal-impact study was submitted to school districts, and there were no comments. Mr. Lederer said he would like a buffer. There are 6 small Junipers in a 110' area. They are trying to retain privacy. He would like to see more trees.

Final PDC comments are.....

- Commissioner Henry asked about lighting the flag. Mr. Kenitzer said they are amenable to place a small light. Director Fontane said the flag could be lit different ways. Mr. Kenitzer noted the flagpoles are temporary.
- Commissioner Henry said he has not been in favor of this. He noted Mr. Lederer has attended many of these meetings. The request is significant to Mr. Lederer and insignificant to this project.
- Commissioner Fettner said he appreciates the marketing-signage reduction. Among 110', 6 trees seem minimal. Mr. Kenitzer said they are committed to continuing conversations. He explained they've tried to create a larger experience for the patrons of Bluegrass and the residents of this project.
- Commissioner Nanus asked, and Mr. Kenitzer said a rendering could be made. It was stated this could be a Condition.

Chairperson Kerch swore in Scott Barenbrugge, VP of Landscaping with M/I Homes who said this has been a discussion that's ongoing.

Corporation Counsel Martinez discussed Conditions related to a request. Director Fontane noted there is no relief being requested; it's an enhancement. Senior Planner Burhop illustrated same.

Mr. Barenbrugge said, regarding maintenance, plantings will be implemented either way.

Commissioner Henry moved to adopt Findings of Fact recommending approval with Conditions presented by City Staff and the Rendering presented to City Council. Commissioner Fettner seconded the motion.

On a voice vote

Voting Yea Commissioners Fettner, Ihnchak (remotely), Mantis, & Nanus

Voting Nay: Chairperson Kerch; Henry

Director Fontane declared that the motion passed 4-2.

Chair Kerch stated this project is too dense; an enclave; monotonous.

OTHER BUSINESS

1. Information Item: Administrative Design Review Update

There were no Updates.

2. Next Regular Meeting – July 21, 2026

The next regular meeting is scheduled for July 21, 2026.

3. Case Briefing

There was no Case Briefing.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

ADJOURNMENT

Commissioner Nanus moved to adjourn at 9:50 p.m. Commissioner Henry seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Fettner, Henry, Ihnchak (remotely), Mantis, & Nanus

Voting Nay: None

Chairperson Kerch declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A REGULAR MEETING ON MAY 19, 2026, WERE APPROVED WITHOUT CORRECTIONS.

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the July 21st, 2026 Commission meeting
RE: **Public Meeting #DES-2026-00099 for Design Review with Variations & Fence Code Variations (433 Vine Ave, Highland Park High School)**

RECOMMENDATION:

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

An approval order is included as **Attachment 5**, that adopts the Design Review and Variations as proposed.

PROJECT SUMMARY:

Nesma Hamouda (the “*Applicant*”), acting as an agent for The Board of Education District 113 (the “*Property Owner*”), is proposing to install a new chain link fence along part of the northern property line, the western property line, and part of the southern property line of the School property across from the High School property (on the south side of Vine Ave., see the location exhibit up and to the right). The application proposes the following changes:

- Replacement¹ of an existing chain link fence with a new chain link fence that will have a height of 6’.

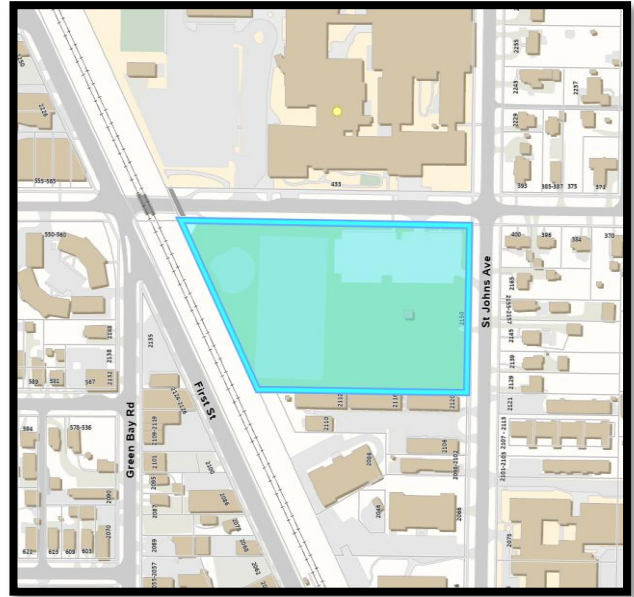
The site is one tax parcel with frontage on Vine Ave. & St Johns Ave., and is located east of the intersection of Vine & First.

The Applicant is requesting variations to Chapter 173 of the City’s Fence Code as part of the application and Chapter 176 Design Review.

COMMISSION CONSIDERATION & CHANGES:

- The following considerations are before the Commission:
 1. Design Review for the proposed fence on the property located at 433 Vine Ave. (also known as 2150 St Johns Ave.).
 2. Variation request to Chapter 173 of the City’s Zoning Code
 - a. [Sec 173.005\(G\)](#) - Open-type fences shall be constructed of ornamental metal, with a black powder-coat finish.
 - i. The proposed material is Steel Chain Links.

¹ The Applicant proposes to demolish the existing fence and install new fence; new fence must comply with current City Codes.



- b. [Sec 173.010](#) – Fences in a residential district may not exceed a height of four feet in any required front yard and not exceed six feet.
 - i. The proposed fence is six feet in the front yard along the northern property line, which is in the front yard.

Per Sec. 173.030 (A) Jurisdiction.

“(2) Notwithstanding the provisions of Section 173.030(A)(1) of this Chapter, the Plan and Design Commission has jurisdiction over all requests for variations: (i) from Sections 173.005(F) and 173.005(G) of this Chapter; and (ii) from Section 173.010 of this Chapter, if submitted with an application for a variation from Sections 173.005(F) and 173.005(G) of this Chapter.”

BUILDING, USE, & SITE DESIGN:

- The Applicant has previously confirmed that the proposed fence is a direct replacement of the existing fence on the property.

ZONING ANALYSIS:

The Property is zoned “RM1 – Multifamily Housing”.

STANDARDS OF APPROVAL:

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

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

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:

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

(A) *Site Plan.*

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

Staff Comment & Review:

- The applicant has indicated that no changes are proposed to the site other than fencing.

(B) *Site Treatment.*

- (1) *Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.*
- (2) *Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*
- (3) *Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.*
- (4) *Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.*

Staff Comment & Review:

- This standard does not apply to this proposal.

(C) Building Design.

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

Staff Comment & Review:

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

(D) Lighting.

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

Staff Comment & Review:

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

(D) *Awnings.*

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

Staff Comment & Review:

- None.

(F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

Staff Comment& Review:

- The applicant is seeking the following Variations to Chapter 173:
 1. To allow an open fence in a residential zoning district to be construction of a material that is not ornamental metal and is not powder coat black.
 2. To allow a fence that is higher than four feet to be constructed in a front yard.

Fence and Flagpoles Code – CHAPTER 173 STANDARDS OF REVIEW:

Sec. 173.030(C) Standards. No variation from the provisions of this Chapter shall be granted unless the Zoning Board of Appeals or the Plan and Design Commission, as the case may be, determines that:

- “(1)The requested variation will contribute to the favorable environment of the City, and is suitable and compatible with (a) the character of neighboring buildings and structures existing or under construction, and (b) the character of the neighborhood and zoning district;
- (2)The requested variation will not be detrimental to the harmonious and orderly growth of the City; and
- (3)The requested variation will not cause a substantial depreciation in the property values or taxable values in the neighborhood.”



June 16, 2026

Building Division
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035

Subject: Township High School District 113
2026 Capital Improvement Projects
FGMA Project #25-4338.01/.02

To Whom It May Concern,

The following is a general summary, sent over to the City of Highland Park on February 2, 2026, followed by a more detailed summary related to the fencing scope being submitted for review and variance. The scope of work is to be performed at:

Highland Park High School: 433 Vine Avenue, Highland Park, IL 60035
Wolters Field: 1080 Park Avenue West, Highland Park, IL 60035

The scope of work for this project at Highland Park High School and Wolters Field includes:

- Removal and replacement of roofing assembly above HPHS E-Wing, Locker Room, and A-Penthouse.

- Removal and replacement of exterior window walls associated with reroofing work.

- Replacement and addition of handrails, guardrails, and cane detection rails.

- Addition of second means of egress at the Athletic Building (Wolters Field) locker rooms.

- Removal and replacement of plumbing mixing valves, reduced pressure zone devices, and backflow prevention devices.

- Select removal and replacement of sprinkler piping at HPHS.

- Select removal, reconfiguration, and replacement of ductwork at HPHS. Addition of one heat pump.

- Replacement of select concrete sidewalk squares.

- Removal and replacement of asphalt paving in the HPHS North central lot.

- Restriping of all paving at HPHS.

- Removal and replacement of select perimeter chain-link fencing, including select trees and existing brush. See more detailed summary of work within narrative.**

- Addition of select exit signs at Wolters Field.



The Lake County Regional Office of Education has issued the required building permits prior to the start of construction.

At the start of construction, it has been brought to FGM's attention that a Design Review and Variance will be required related to the fencing replacement work. Below is a detailed summary of the fencing scope:

At Highland Park High School, existing 6'-0" high chain link fencing is being removed and replaced with 6'-0" high chain link fencing along the same route/locations as a result of being flagged on a recent Health Life Safety survey. This will be the first year of a multi-year planned fencing replacement. Portions of the existing fencing has had barbed wire removed with their post extensions remaining, causing unsafe conditions. Additionally, portions of the fence are dilapidated due to brush and tree overgrowth and age of the fence. The replacement will provide for a new, clean look.

The fencing replacement surrounds playfields used by the students. It is our opinion that chain link fencing is more flexible and allows for some give should a student make contact with the fence while playing. We believe it would be safer to install this type of fencing over a metal ornamental style. Additionally, a majority of this fencing butts up against dense trees and brush, limiting visual and physical connections to neighboring properties.

Although the new fencing location, height, and material will match the existing conditions, we are requesting a variance to the following zoning ordinance section:

- Section 173.005(G) – At Highland Park High School and Wolters Field the material of the fence is to intended to match existing, chain link fence. This does not meet the ornamental metal fence material/style noted in section 173.005(G).

We have submitted the following items for your review:

- Site plans of both sites including existing buildings, major roads, and fencing locations.
- A fence detail to illustrate a typical elevation, height, and material information.
- This project narrative.

We have not submitted the following, as they are not applicable to the fencing scope:

- Elevation drawings
- Scaled color renderings
- Floor plans
- Lighting specifications
- Lobbyist registration packet
- Material samples
- Landscape plan & tree removal plan
- Sign variations & sign packages

Thank you for your review and consideration.

Sincerely,

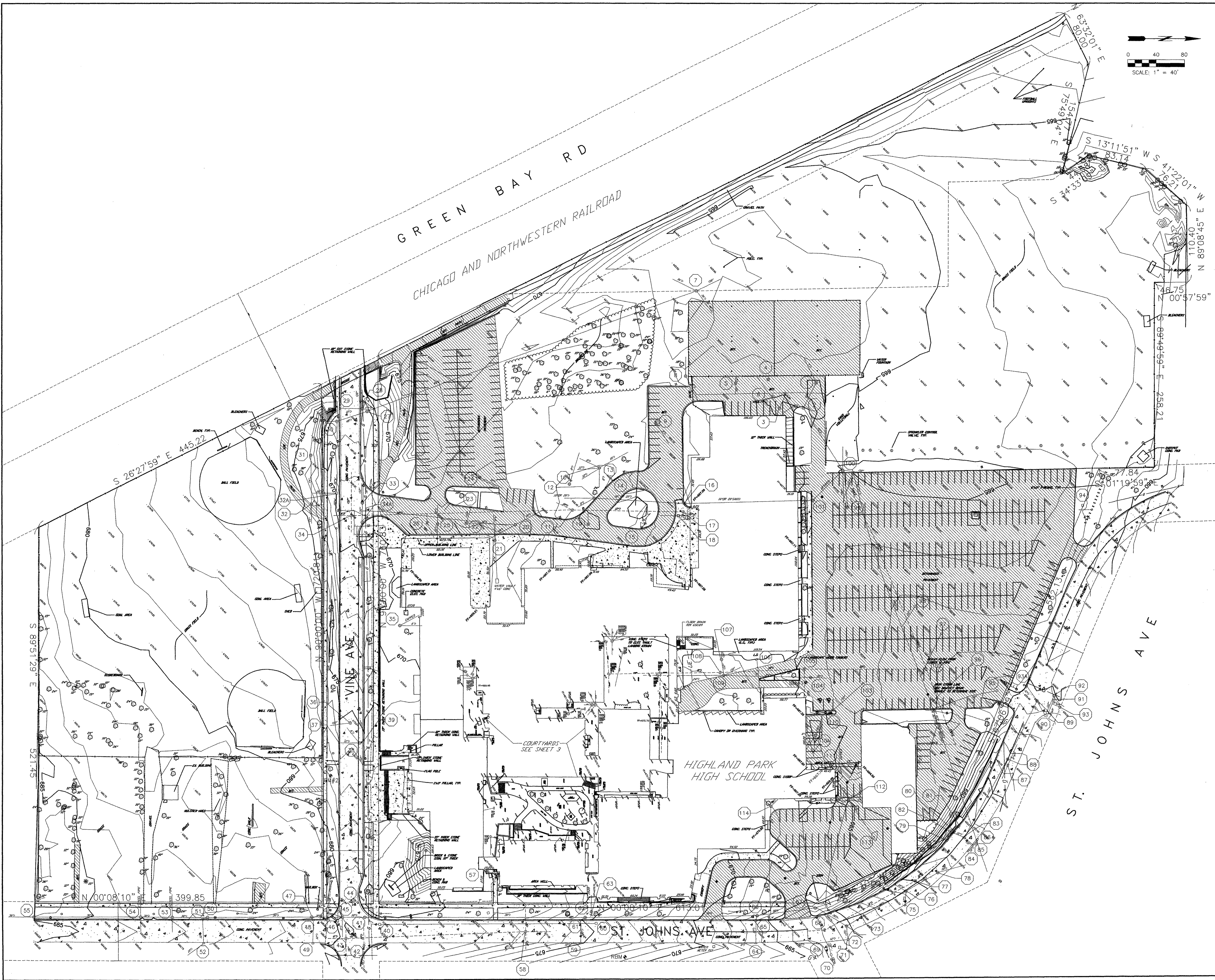


Matthew J. Toepper, AIA | Vice President
matthewtoepper@fgmarchitects.com

cc: Lake County Regional Office of Education

NEW CONTROL JOINT. ALIGN NEW CONTROL JOINT WITH EXISTING CONTROL JOINT PATTERN.





EXISTING SITE SURVEY

DATE: 08/27/2010
BY: J. J. J. J.
SCALE: 1" = 40'

LEGATARCHITECTS

24 NORTH CHAPIN STREET
CHICAGO, IL 60614
TEL: 312.462.3333 FAX: 312.462.3338
WWW.LEGAT.COM

ADDITONS, RENOVATIONS, AND INFRASTRUCTURE IMPROVEMENTS

LEGATARCHITECTS

FOOT SCALE

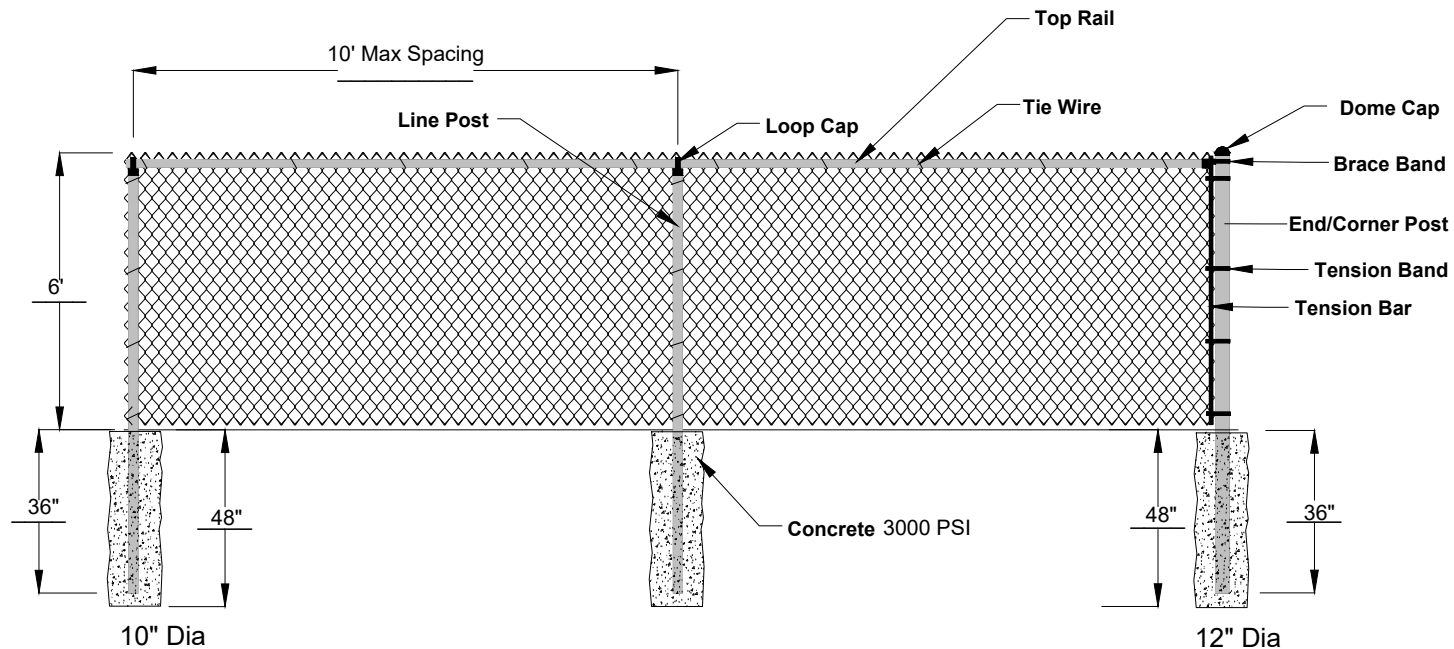
0 40 80

SCALE: 1" = 40'

Page 21 of 143

Chainlink Fence Detail

6' Chain Link with toprail



JOB SPECIFICATIONS

FABRIC	MESH	GAUGE	SERVAGE
Galv	2"	#9	KK
TENSION WIRE	GA. 7	TOP. ☐	BOTT. ☒
BARBED WIRE	TYPE N/A	3 STR. ☐	6 STR. ☐
FRMWRK.	O. D.	WALL	LBS / LF
TOP RAIL	1 5/8"	.111	1.84
LINE POSTS	2 1/2"	.130	3.12
BRACE RAIL			
CORNER POSTS	3"	.160	4.64
END POSTS	3"	.160	4.64
GATE POSTS			
GATE FRAME			
GATE TYPE			

NOTES:

SUBMITTED BY Action Fence Contractors 945 Tower Rd Mundelein, IL 60060	SUBMITTED TO Pepper Construction 411 Lake Zurich Road Barrington, IL 60010	CONTRACTOR ARCHITECT ENGINEER	AFC ACTION SINCE 1975 FENCE®	JOB / PROJECT 2026 Highland Park High School	DWG NO. CL-01 SHT. ____ OF ____
			COMPILED BY AZ		
			DATE 3/16/2023		



D O M E S T I C A L L Y M A N U F A C T U R E D

SS 40®

High Strength Fence Framework

F O R S E C U R I T Y A N D H I G H S E C U R I T Y A P P L I C A T I O N S



Flo-Coat® Process



Allied Tube & Conduit, with an engineering breakthrough in pipe manufacturing and corrosion resistant coating, has developed the most specified and the most requested framework in the fencing industry.

SS 40® is manufactured with cold-formed steel which provides a high yield strength, followed by a uniform triple layer of corrosion protection. Using Allied's patented Flo-Coat® process consisting of zinc, conversion coatings, and a clear organic top coat applied in-line. SS 40 is 37% stronger and 21% lighter than Schedule 40 pipe.

The high yield strength steel and the triple coat of locked-in protection, results in pipe that not only out-performs Schedule 40 pipe in strength and corrosion resistance, but maintains its lustrous appearance in the most severe atmospheric conditions. SS 40® is clearly the industry leader.

Specifying Agencies

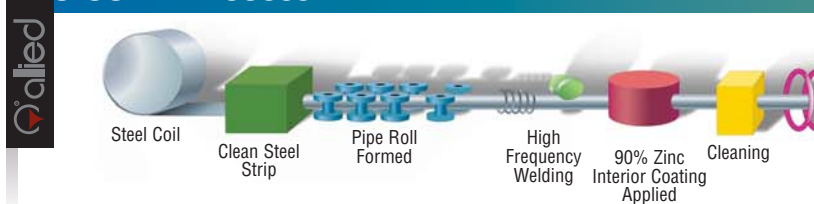
Partial list of agencies which have approved **SS 40®**.

- (AASHTO) American Associations of State Highway and Transportation Officials M181-93
- Federal Specifications RR-F-191/2E (Chain Link Fence Gates)
- Federal Specifications RR-F-191/3E (Chain Link Fence Posts, Top Rails and Braces)
- Unified Facilities Guide Specification (Department of Defense)
- Department of Transportation Federal Aviation Administration AC 150/5370-10A Item F-162
- U.S. Department of Justice - Federal Bureau of Prisons
- ASTM Specification F1043-06 Standard Specification for Strength and Protective Coatings

Certification

"**Made in U.S.A.**" is proudly displayed on every length of **SS 40®** pipe. Allied will certify that all **SS 40** fence pipe is manufactured in the USA and is in compliance with applicable Federal, State and local specifications.

FLO-COAT® Process



Security and High Security Applications for CHAIN-LINK FENCES AND GATES

PART 1 - GENERAL

1.1 WORK INCLUDED

- A. Fence framework, fabric and accessories.
- B. Gates and related hardware.
- C. Installation

1.02 SCOPE OF WORK

- A. Summary: This section covers the work necessary to complete the chain link fence and gate installation.
- B. General: Like items of materials provided hereafter shall be the end-products of one manufacturer in order to achieve standardization for appearance, maintenance, and replacement.
- C. Delivery, Storage, and Handling: Deliver material to the site in an undamaged condition. Carefully store material off the ground to provide proper protection against oxidation caused by ground moisture.

1.03 SUBMITTALS AND CERTIFICATION

- A. Shop Drawings: Include complete details of fence and gate construction, fence height, post spacing, dimensions, and unit weights of framework and concrete footing details.
- B. Product Data: Provide manufacturer's catalog cuts with printed specifications. Manufacturer shall provide certification of compliance with material specifications. Actual samples of the material may be requested.

PART 2 - PRODUCTS

2.01 MATERIAL

- A. Framework: SS 40® Fence Framework manufactured by Allied Tube & Conduit conforming to Standard Specification ASTM F 1043, Group IC. High-strength steel pipe triple coated per ASTM F 1043: external coating, Type B; internal coating, Type D.
- B. Fabric Options: Fabric to be 9-gauge wire, woven in a 2" diamond mesh. Top selvage to be twisted and barbed, bottom selvage to be knuckled unless otherwise specified.
 - 1. Aluminized fabric shall be manufactured in accordance with ASTM A 491 and coated before weaving with a minimum .40 ounces of aluminum per square foot of surface area. The steel wire and coating shall conform to ASTM A 817.
 - 2. Zinc-coated fabric shall be galvanized before or after weaving in accordance with ASTM A 392, Class 1 or Class 2.

2.02 CONCRETE MIX

- A. Concrete: Conforming to ASTM C 94, having a minimum compressive strength of 3,000 PSI at 28 days.

2.03 COMPONENTS

- A. Rails and Braces: 1-5/8" O.D.
- B. Gates: Per ASTM F 900
- C. Fittings, Tie Wires, and Hog Rings: Per ASTM F 626
- D. Tension Wire: Per ASTM A 824. (If required)

- E. Barbed Wire: If required, commercial quality steel, 12-1/2 gauge, two strand twisted line wire with 4 point barbs at 5" spacing. Coating shall consist of a minimum of 0.80 ounces of zinc per square foot of wire surface conforming to ASTM A 121 or a minimum of 0.30 ounces of aluminum per square foot of wire surface conforming to ASTM A 585.
- F. Barbed Tape: If required, options are available in ASTM F 1910 Table 1 and 2.

PART 3 - EXECUTION

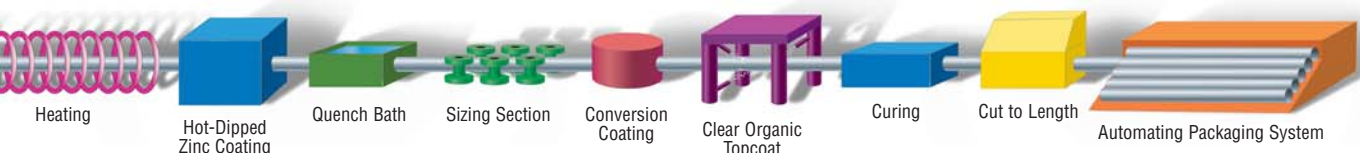
3.01 INSTALLATION

- A. General: Installation to conform to ASTM F 567.
- B. Height: Provide height as indicated on contract drawings.
- C. Post Spacing: Space line posts at intervals not exceeding ten feet.
- D. Post Setting: Set terminal, gate and line posts plumb in concrete footings. Top of footing to be 2" above grade and sloped to direct water away from posts.
- E. Bracing: Brace Gate and terminal posts back to adjacent line posts with horizontal brace rails and diagonal truss rods.
- F. Top Rail: Install through line loop caps connecting sections with sleeves to form a continuous rail between terminal posts.
- G. Bottom / Middle Rail: Install between posts with line rail clamps or rail ends and bands.
- H. Fabric: Pull fabric taut with bottom selvage 2" above grade. Fasten to terminal posts with tension bars threaded through mesh and secured with tension bands at maximum 15" intervals. Tie to line posts and top rails with tie wires spaced at maximum 12" on posts and 24" on rails. Attach to bottom/top tension wire with hog rings at maximum 24" intervals.
- I. Barbed Wire: Anchor to terminal extension arms, pull taut, and firmly install in slots of line post extension arms.
- J. Gates: Install gates plumb, level and secure for full opening without interference. Anchor center stops and keepers in concrete.
- K. Fasteners: Install nuts for fittings, bands, and hardware bolts on inside of fence.
- L. Barbed Tape: Install in accordance with ASTM F 1911. Consult with manufacturer for unique applications.

3.02 COMPLETION

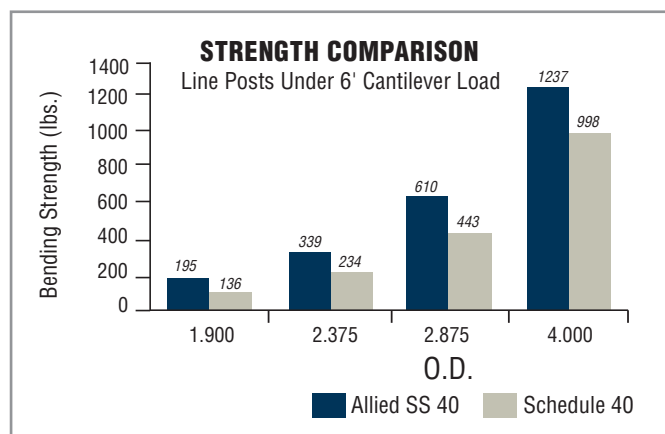
- A. The area of installation shall be left free of debris caused by the installation of the fence End of Section.

Allied Tube & Conduit Corporation makes no warranties expressed or implied including warranty of merchantability or fitness for a particular purpose. The specifications, descriptions, information and illustrated materials herein are submitted solely for evaluation by others and since the use of its information is not within its control, Allied Tube & Conduit Corporation assumes no obligation or liability for such information and does not guarantee results from the use of said products or the information herein. Reference should be made to the original or primary source data along with standard accepted industry practice. The material herein is as of the date of publication and is subject to change without notice. For certification see contact information. © Allied Tube & Conduit Corporation



Allied SS 40® vs. Schedule 40

Posts		Outside Dimensions (in.)	Pipe Wall Thickness (in.)	Weight (lbs./ft)	Section Modulus (inches ³)	Yield Strength (psi)	Bending Moment (lbs. in.)	Bending Strength (lbs.) 6' Cantilever Load
1-7/8" O.D.	SS 40	1.900	.120	2.28	0.2810	50,000	14,050	195
1-7/8" O.D.	Sch 40	1.900	.145	2.72	0.3262	30,000	9,786	136
2-3/8" O.D.	SS 40	2.375	.130	3.12	0.4881	50,000	24,405	339
2-3/8" O.D.	Sch 40	2.375	.154	3.65	0.5606	30,000	16,818	234
2-7/8" O.D.	SS 40	2.875	.160	4.64	0.8778	50,000	43,890	610
2-7/8" O.D.	Sch 40	2.875	.203	5.79	1.0640	30,000	31,920	443
3-1/2" O.D.	SS 40	3.500	.160	5.71	1.3408	50,000	67,040	931
3-1/2" O.D.	Sch 40	3.500	.216	7.58	1.7241	30,000	51,723	718
4" O.D.	SS 40	4.000	.160	6.56	1.7819	50,000	89,095	1237
4" O.D.	Sch 40	4.000	.226	9.11	2.3940	30,000	71,820	998
Top Rail								10' Supported
1-5/8" O.D.	SS 40	1.660	.111	1.84	0.1961	50,000	9,805	327
1-5/8" O.D.	Sch 40	1.660	.140	2.27	0.2350	30,000	7,050	235



Bundle Counts for SS 40

Shape	O.D.	Bundle Qty.
Round	1.315	91
Round	1.660	61
Round	1.900	61
Round	2.375	37
Round	2.875	30
Round	3.500	19
Round	4.000	19

SS 40® is available with POLYKOTE color finish: Allied Tube's patented Flo-Coat® process with polyester coating conforms to ASTM F 1043 the recommended standards of Section 8, Additional Coatings Requirements. Contact your distributor for details.

SS 40® is available in long and extra long lengths and in cut posts.

Manufacturing Locations:

Harvey, IL / Pine Bluff, AR / Philadelphia, PA / Phoenix, AZ

For information on Razor Ribbon® brand barbed tape products, please visit www.razorribbon.com

Fence Division
16100 S. Lathrop Avenue, Harvey, IL 60426
Phone: 800.643.1523 Fax: 870.535.4006
www.atcfence.com fence@alliedtube.com



tyco

Electrical &
Metal Products



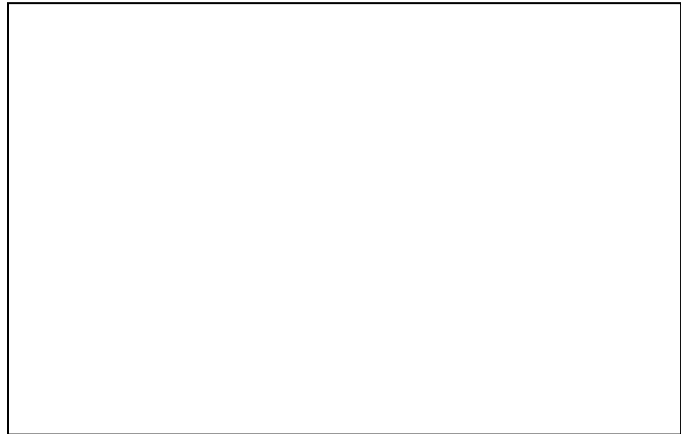
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After recording, please return to:

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



STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

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

IN THE MATTER OF THE APPEAL OF
BOARD OF EDUCATION DISTRICT 113
FOR VARIATION

APPEAL NO. PDC DES-2026-00099

VARIANCE APPROVAL ORDER&CERTIFICATE OF DESIGN

REVIEW APPROVAL

This order (“**Order**”) concerns the petitioner Nesma Hamouda on behalf of the owner, Board of Education District 113, as owners of the subject property Highland Park High School, Highland Park, Illinois 60035 (the “**Applicant**”) for the variation described herein for the property described herein. The Plan and Design Commission of the City of Highland Park (“**Commission**”), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 433 Vine Ave. and 2150 St Johns Ave. (the property located south of Vine Ave. and across from the High School), Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (“**Property**”).
2. The Property is currently improved with off-street parking.
3. The Property is located within the RM-1 Zoning District, as established by “The City of Highland Park Zoning Ordinance of 1997,” as amended (“**Zoning Ordinance**”).
4. The Applicants sought the following variation from Section 173.0005(G) and 173.010(C) of the City Code (“**Variation**”), in order to construct a six feet high chain link fence along approximately 350 feet of the northern property line, as depicted in **Exhibit B**.

5. Notice of the meeting was served upon the adjacent and adjoining property owners or occupants, in accordance with Section 173.030(B)(2) of the City Code, and applicable law.
6. The application was heard by the Commission at a public meeting of the Commission on July 21st, 2026.
7. The Commission has jurisdiction pursuant to Section 173.030(A)(2) of the City Code, to hear and determine the Applicants' request for the Variation.
8. The Applicants entered into the record sufficient evidence of their ownership of the Property.
9. After the conclusion of the public meeting, the Commission found that the requested Variation satisfy the standards set forth Section 173.030(C), to the extent required.
10. After the conclusion of the public meeting the Commission granted the application for the Variation, by a vote of the majority of the members of the Commission.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

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

- i. To exceed the allowable fence height of 4 feet in a required front yard by 2 feet. The total height of the proposed fence is 6 feet tall. For approximately 350' of length along the north property line.

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

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

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

- a. Fence Plan FGMA Architects for the property 433 Vine Ave,
- b. Fence elevation and material information provided by FGMA Architects

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

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

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

F. This Order grants a Certificate of Design Review Approval for the new 6' high fence proposed along part of the north, the west, and part of the south property lines as depicted in **Exhibit B**. This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project, for Chapter 176 Design Review. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

Order approved JULY 21, 2026

PLAN AND DESIGN COMMISSION
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

By: _____
Steven J. Kerch, Chair

5146803_v2

DES-2026-00099
2150 St Johns Ave. & 433 Vine Ave.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 433 Vine Ave. and 2150 St Johns Ave. (the property south of Vine Ave., across from the High School), is legally described as follows:

INSERT LEGAL DESCRIPTION

PIN: 16-23-110-281-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the July 21st, 2026 Commission meeting
RE: **Public Meeting #DES-2026-00100 for Design Review with Variations & Fence Code Variations (1040 Park Ave. W, also known as Wolters Field)**

RECOMMENDATION:

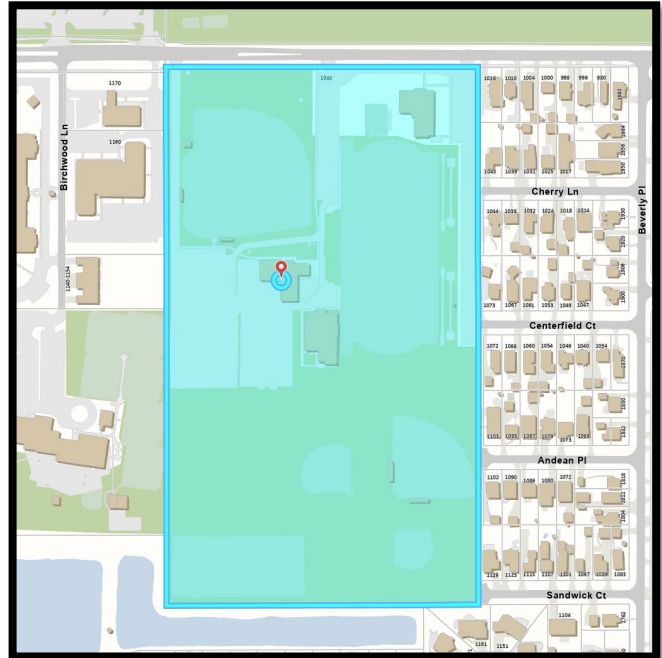
Staff recommend the Commission review the materials and discuss the proposed design changes and variations.

An approval order is included as **Attachment 6** that adopts the Design Review and Variations as proposed.

PROJECT SUMMARY:

Nesma Hamouda (the “*Applicant*”), acting as an agent for The Board of Education District 113 (the “*Property Owner*”), is proposing to install a new chain link fence along the western and southern portions of the property known as Wolters Field. The application proposes the following changes:

- Replacement¹ of an existing chain link fence with a new chain link fence that will have a height of 7’.



The site is one tax parcel with frontage on Park Ave W, and is located east of the intersection of Park Ave W & Skokie Valley Road. The lot is primarily used as a facility for athletic and sporting purposes by Township High School District 113², and features a large multi-use sports field. There is no change of principal use proposed.

The Applicant is requesting variations to Chapter 173 of the City’s Fence Code as part of the application and Chapter 176 Design Review.

COMMISSION CONSIDERATION & CHANGES:

The Commission has the authority to approve variations to fence height in situations where there is also a material variation requested as well.

- The following considerations are before the Commission:
 1. Design Review for the proposed fence on the property.
 2. Variation request to Chapter 173 of the City’s Zoning Code

¹ The Applicant proposes to demolish the existing fence and install new fence; new fence must comply with current City Codes.

² Ordinance No. 56-04 granted a Special Use Permit (SUP) for a photometric plan and outdoor lights with towers. Ord. No. 47-06 amended the SUP. Ordinance No. 81-13 amended the SUP. Ordinance No. 036-2023 granted certain Sign Code variations for scoreboards onsite.

- a. [Sec 173.005\(G\)](#) - Open-type fences shall be constructed of ornamental metal, with a black powder-coat finish.
 - i. The proposed material is Steel Chain Links.
- b. [Sec 173.010\(A\)](#) – The height of a non-combustible open type fence may not exceed six feet as measured from the average ground level of both sides of said fence..
 - i. The proposed fence is seven feet in height all along the western and southern property lines

Per Sec. 173.030 (A) Jurisdiction.

“(2) Notwithstanding the provisions of Section 173.030(A)(1) of this Chapter, the Plan and Design Commission has jurisdiction over all requests for variations: (i) from Sections 173.005(F) and 173.005(G) of this Chapter; and (ii) from Section 173.010 of this Chapter, if submitted with an application for a variation from Sections 173.005(F) and 173.005(G) of this Chapter.”

BUILDING, USE, & SITE DESIGN:

The Applicant is submitting for work proposed on Wolters Field, which serves as a recreational multi-sport field for Highland Park High School. The work on this application will specifically be for the fencing surrounding the aforementioned field.

- The existing use is facility for athletic and sporting purposes by Township High School District 113 and as stipulated in the prior SUP and SUP amendment ordinances
- The facility has the following components
 - Several recreational sport fields.
 - Existing field house for indoor recreational sports.
 - Parking spaces.
- The Applicant has previously confirmed that the proposed fence is a direct replacement of the existing fence on the property.

ZONING ANALYSIS:

The Property is zoned “R5 – Moderate Single Family”.

Land Use.

Per [Section 150.490\(S\)](#) the land use “Outdoor Lights with Towers for Athletic Fields located on High School Campuses, at such maximum wattage and at such maximum height as may be specified by the City Council in the ordinance approving the special use permit” is listed with a “C” for a Conditional and is an allowed use at this location, pursuant to obtaining a Special Use Permit.

SPECIAL USE PERMIT

The existing property has a special use permit on file to allow for lighted sporting events in the evening. The SUP was approved in April of 2004, and amended again in 2006 and 2013. These amendments were strictly limited to site plan improvements and landscaping. It is worth noting that another Chain Link fence was approved on this property on the eastern side of the field.

STANDARDS OF APPROVAL:

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

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

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:

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

(A) Site Plan.

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

Staff Comment & Review:

- The applicant has indicated that no changes are proposed to the site other than fencing and concrete pads adjacent to the east stands. Therefore, while this standard does apply to all exterior construction, there are no changes proposed that would not conform to these standards.

(B) Site Treatment.

- (1) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.*
- (2) Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*
- (3) Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.*
- (4) Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.*

Staff Comment & Review:

- This standard does not apply to this proposal.

(C) Building Design.

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

Staff Comment & Review:

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

(D) Lighting.

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

Staff Comment & Review:

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

(D) Awnings.

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

Staff Comment & Review:

- The proposed amendment to the canopy above the principal entry way makes the design more uniform to the building, while also providing the same visibility to pedestrians and vehicular traffic.

- (F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

Staff Comment& Review:

- The applicant is seeking the following Variations to Chapter 173:
 1. To allow an open fence in a residential zoning district to be construction of a material that is not ornamental metal and is not powder coat black.
 2. To allow a fence greater than 6 feet in height to be installed in a required side and rear yard.

Fence and Flagpoles Code – CHAPTER 173 STANDARDS OF REVIEW:

“Sec. 173.030(C) Standards. No variation from the provisions of this Chapter shall be granted unless the Zoning Board of Appeals or the Plan and Design Commission, as the case may be, determines that:

- (1)The requested variation will contribute to the favorable environment of the City, and is suitable and compatible with (a) the character of neighboring buildings and structures existing or under construction, and (b) the character of the neighborhood and zoning district;
- (2)The requested variation will not be detrimental to the harmonious and orderly growth of the City; and
- (3)The requested variation will not cause a substantial depreciation in the property values or taxable values in the neighborhood.”



June 16, 2026

Building Division
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035

Subject: Township High School District 113
2026 Capital Improvement Projects
FGMA Project #25-4338.01/.02

To Whom It May Concern,

The following is a general summary, sent over to the City of Highland Park on February 2, 2026, followed by a more detailed summary related to the fencing scope being submitted for review and variance. The scope of work is to be performed at:

Highland Park High School: 433 Vine Avenue, Highland Park, IL 60035
Wolters Field: 1080 Park Avenue West, Highland Park, IL 60035

The scope of work for this project at Highland Park High School and Wolters Field includes:

- Removal and replacement of roofing assembly above HPHS E-Wing, Locker Room, and A-Penthouse.

- Removal and replacement of exterior window walls associated with reroofing work.

- Replacement and addition of handrails, guardrails, and cane detection rails.

- Addition of second means of egress at the Athletic Building (Wolters Field) locker rooms.

- Removal and replacement of plumbing mixing valves, reduced pressure zone devices, and backflow prevention devices.

- Select removal and replacement of sprinkler piping at HPHS.

- Select removal, reconfiguration, and replacement of ductwork at HPHS. Addition of one heat pump.

- Replacement of select concrete sidewalk squares.

- Removal and replacement of asphalt paving in the HPHS North central lot.

- Restriping of all paving at HPHS.

- Removal and replacement of select perimeter chain-link fencing, including select trees and existing brush. See more detailed summary of work within narrative.**

- Addition of select exit signs at Wolters Field.

The Lake County Regional Office of Education has issued the required building permits prior to the start of construction.

At the start of construction, it has been brought to FGM's attention that a Design Review and Variance will be required related to the fencing replacement work. Below is a detailed summary of the fencing scope:

At Wolters Field, 7'-0" high chain link fencing is being removed and replaced with 7'-0" high chain link fencing along the same route/locations as a result of being flagged on a recent Health Life Safety survey. Portions of the existing fencing has had barbed wire removed with their post extensions remaining, causing unsafe conditions. Additionally, portions of the fence are dilapidated due to brush and tree overgrowth and age of the fence. The replacement will provide for a new, clean look.

The fencing replacement surrounds playfields used by the students. It is our opinion that chain link fencing is more flexible and allows for some give should a student make contact with the fence while playing. We believe it would be safer to install this type of fencing over a metal ornamental style. Additionally, a majority of this fencing butts up against dense trees and brush, limiting visual and physical connections to neighboring properties. Portions of this fence are adjacent to a taller chain link fence located on the neighboring property. The material also matches those of some of the neighboring properties.

Although the new fencing location, height, and material will match the existing conditions, we are requesting a variance to the following zoning ordinance section:

- Section 173.005(G) – At Highland Park High School and Wolters Field the material of the fence is to intended to match existing, chain link fence. This does not meet the ornamental metal fence material/style noted in section 173.005(G).
- Section 173.010(A) – At Wolters Field, the height of the fence is intended to match existing, 7'-0". This does not meet the 6'-0" height limitation nor exceptions noted in section 137.010(A).

We have submitted the following items for your review:

- Site plans of both sites including existing buildings, major roads, and fencing locations.
- A fence detail to illustrate a typical elevation, height, and material information.
- This project narrative.

We have not submitted the following, as they are not applicable to the fencing scope:

- Elevation drawings
- Scaled color renderings
- Floor plans
- Lighting specifications
- Lobbyist registration packet
- Material samples
- Landscape plan & tree removal plan
- Sign variations & sign packages



Thank you for your review and consideration.

Sincerely,

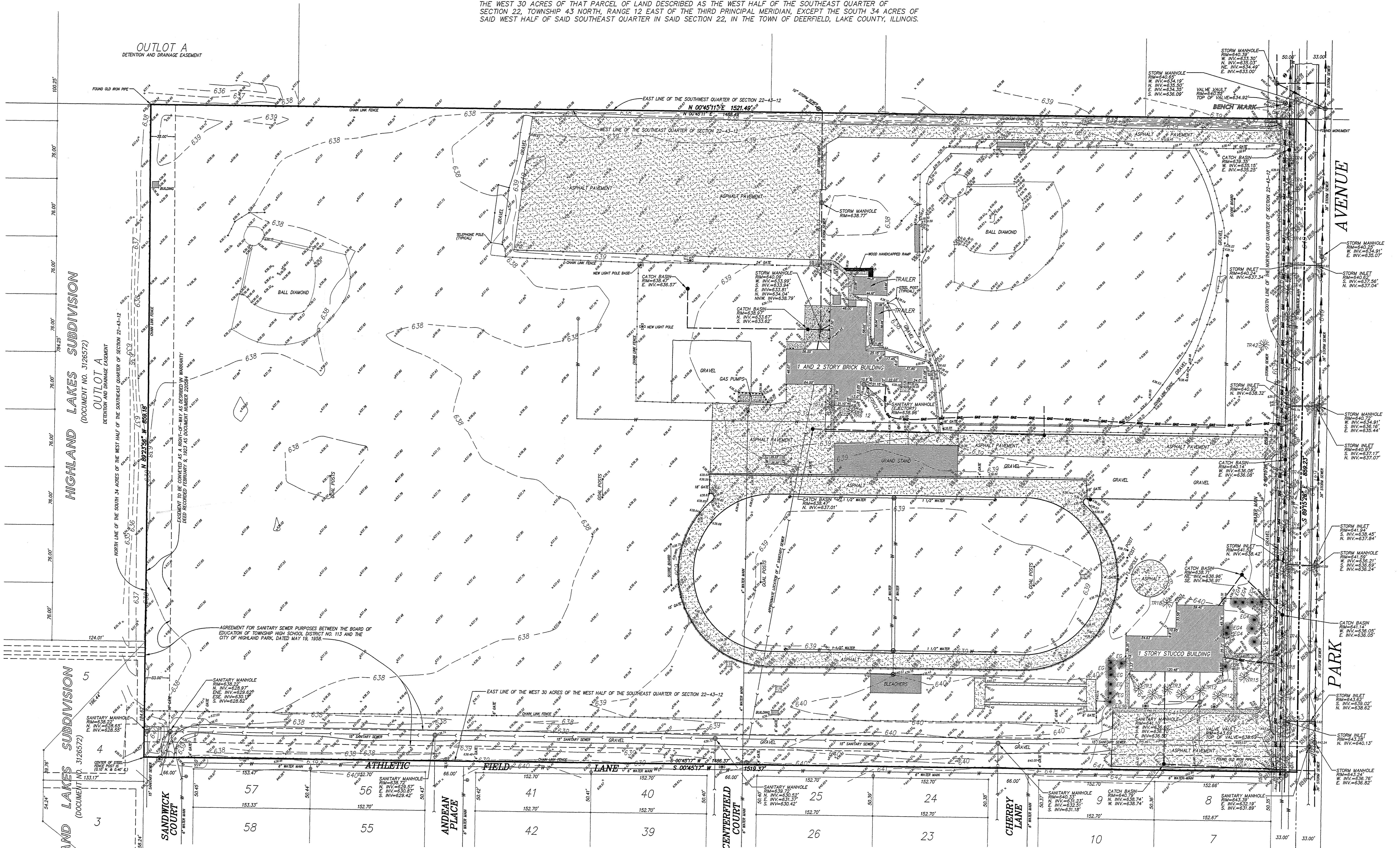
Matthew J. Toepper, AIA | Vice President
matthewtoepper@fgmarchitects.com

cc: Lake County Regional Office of Education

PLAT OF TOPOGRAPHICAL SURVEY

THE WEST 30 ACRES OF THAT PARCEL OF LAND DESCRIBED AS THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 34 ACRES OF SAID WEST HALF OF SAID SOUTHEAST QUARTER IN SAID SECTION 22, IN THE TOWN OF DEERFIELD, LAKE COUNTY, ILLINOIS.

OUTLOT A
DETENTION AND DRAINAGE EASEMENT



J.S. HOVLAND'S FIRST ADDITION TO HIGHLAND PARK
(DOCUMENT NO. 323018)

BENCH MARK

SURVEY MONUMENT NO. 24 LOCATED APPROXIMATELY 16.48 FEET WNW OF P.K. NAIL IN WEST SIDE OF UTILITY POLE AT THE NW CORNER OF PROPERTY ELEVATION = 639.469 FEET.

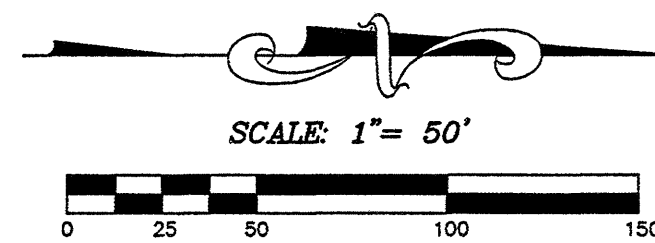
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

In behalf of Howard Surveying Co., Inc., we as Illinois Professional Land Surveyors do hereby certify that we have performed a topographical survey on the above described premises and that the plat hereon, drawn to a scale of 50 feet per 1 inch, is a true representation of said survey.

Dated at Beach Park, Lake County, Illinois this 13th day of December A.D., 2001.

HOWARD SURVEYING CO., INC.

Ill. Pro. Land Surveyor No. 2669



LEGEND

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING MANHOLE
- EXISTING WATER VALVE VAULT
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING FLARED END-SECTION
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING LAWN HYDRANT
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE WITH DIAMETER
- EXISTING CONIFEROUS TREE WITH DIAMETER
- EXISTING CONTOUR

HOWARD SURVEYING COMPANY, INC.

PROFESSIONAL ILLINOIS & WISCONSIN LAND SURVEYORS

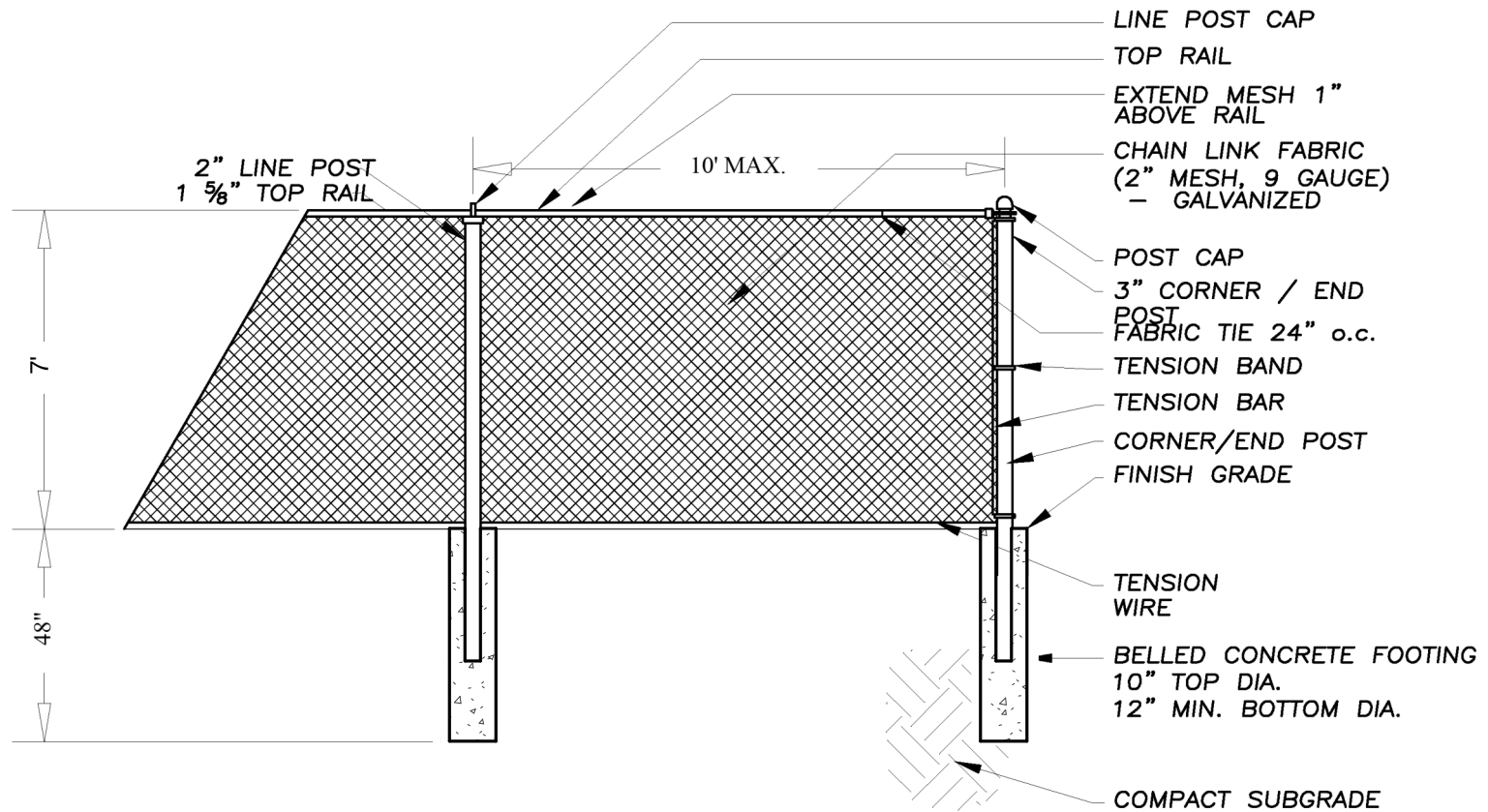
37164 N. Green Bay Road, Beach Park, IL 60087

PH (847) 336-7780 FAX (847) 336-7785 EMAIL-PLSLAND@AOL.COM

DATE REVISION

01-18-02 REVISION PER CHECK OF JAMES ANDERSON COMPANY'S SURVEY OF 3-18-70

01-25-02 REVISION PER FAX FROM LEGAT ARCHITECTS DATED 01-22-02



1 CHAIN LINK FENCE DETAIL

1/2" = 1'-0"

PROJECT 2026 HIGHLAND PARK HIGH SCHOOL CAPITAL IMPROVEMENT PROJECT		TITLE CHAIN LINK FENCE DETAIL		
 FGM Architects 1 Westbrook Corporate Center, Suite 1000 Westchester, Illinois 60154 630.574.8300 OFFICE ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350	DRAWN NH	DATE 06/22/26	SHEET NO. A0.12W	
		APPROVED	JOB NO. 25-4338.01	ISSUED AS



D O M E S T I C A L L Y M A N U F A C T U R E D

SS 40®

High Strength Fence Framework

F O R S E C U R I T Y A N D H I G H S E C U R I T Y A P P L I C A T I O N S



Flo-Coat® Process



Allied Tube & Conduit, with an engineering breakthrough in pipe manufacturing and corrosion resistant coating, has developed the most specified and the most requested framework in the fencing industry.

SS 40® is manufactured with cold-formed steel which provides a high yield strength, followed by a uniform triple layer of corrosion protection. Using Allied's patented Flo-Coat® process consisting of zinc, conversion coatings, and a clear organic top coat applied in-line. SS 40 is 37% stronger and 21% lighter than Schedule 40 pipe.

The high yield strength steel and the triple coat of locked-in protection, results in pipe that not only out-performs Schedule 40 pipe in strength and corrosion resistance, but maintains its lustrous appearance in the most severe atmospheric conditions. SS 40® is clearly the industry leader.

Specifying Agencies

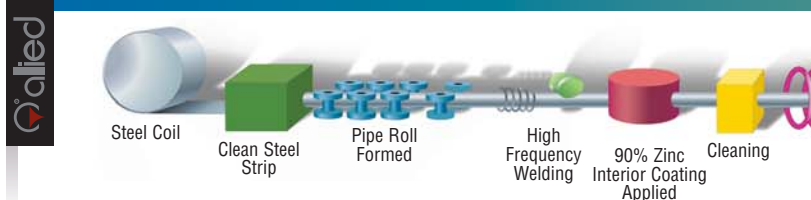
Partial list of agencies which have approved **SS 40®**.

- (AASHTO) American Associations of State Highway and Transportation Officials M181-93
- Federal Specifications RR-F-191/2E (Chain Link Fence Gates)
- Federal Specifications RR-F-191/3E (Chain Link Fence Posts, Top Rails and Braces)
- Unified Facilities Guide Specification (Department of Defense)
- Department of Transportation Federal Aviation Administration AC 150/5370-10A Item F-162
- U.S. Department of Justice - Federal Bureau of Prisons
- ASTM Specification F1043-06 Standard Specification for Strength and Protective Coatings

Certification

"Made in U.S.A." is proudly displayed on every length of **SS 40®** pipe. Allied will certify that all **SS 40** fence pipe is manufactured in the USA and is in compliance with applicable Federal, State and local specifications.

FLO-COAT® Process



Security and High Security Applications for CHAIN-LINK FENCES AND GATES

PART 1 - GENERAL

1.1 WORK INCLUDED

- A. Fence framework, fabric and accessories.
- B. Gates and related hardware.
- C. Installation

1.02 SCOPE OF WORK

- A. Summary: This section covers the work necessary to complete the chain link fence and gate installation.
- B. General: Like items of materials provided hereafter shall be the end-products of one manufacturer in order to achieve standardization for appearance, maintenance, and replacement.
- C. Delivery, Storage, and Handling: Deliver material to the site in an undamaged condition. Carefully store material off the ground to provide proper protection against oxidation caused by ground moisture.

1.03 SUBMITTALS AND CERTIFICATION

- A. Shop Drawings: Include complete details of fence and gate construction, fence height, post spacing, dimensions, and unit weights of framework and concrete footing details.
- B. Product Data: Provide manufacturer's catalog cuts with printed specifications. Manufacturer shall provide certification of compliance with material specifications. Actual samples of the material may be requested.

PART 2 - PRODUCTS

2.01 MATERIAL

- A. Framework: SS 40® Fence Framework manufactured by Allied Tube & Conduit conforming to Standard Specification ASTM F 1043, Group IC. High-strength steel pipe triple coated per ASTM F 1043: external coating, Type B; internal coating, Type D.
- B. Fabric Options: Fabric to be 9-gauge wire, woven in a 2" diamond mesh. Top selvage to be twisted and barbed, bottom selvage to be knuckled unless otherwise specified.
 - 1. Aluminized fabric shall be manufactured in accordance with ASTM A 491 and coated before weaving with a minimum .40 ounces of aluminum per square foot of surface area. The steel wire and coating shall conform to ASTM A 817.
 - 2. Zinc-coated fabric shall be galvanized before or after weaving in accordance with ASTM A 392, Class 1 or Class 2.

2.02 CONCRETE MIX

- A. Concrete: Conforming to ASTM C 94, having a minimum compressive strength of 3,000 PSI at 28 days.

2.03 COMPONENTS

- A. Rails and Braces: 1-5/8" O.D.
- B. Gates: Per ASTM F 900
- C. Fittings, Tie Wires, and Hog Rings: Per ASTM F 626
- D. Tension Wire: Per ASTM A 824. (If required)

- E. Barbed Wire: If required, commercial quality steel, 12-1/2 gauge, two strand twisted line wire with 4 point barbs at 5" spacing. Coating shall consist of a minimum of 0.80 ounces of zinc per square foot of wire surface conforming to ASTM A 121 or a minimum of 0.30 ounces of aluminum per square foot of wire surface conforming to ASTM A 585.
- F. Barbed Tape: If required, options are available in ASTM F 1910 Table 1 and 2.

PART 3 - EXECUTION

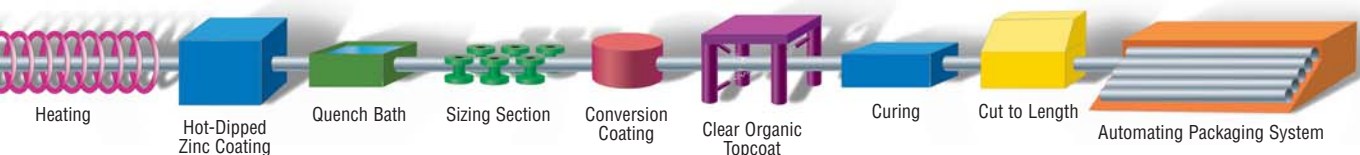
3.01 INSTALLATION

- A. General: Installation to conform to ASTM F 567.
- B. Height: Provide height as indicated on contract drawings.
- C. Post Spacing: Space line posts at intervals not exceeding ten feet.
- D. Post Setting: Set terminal, gate and line posts plumb in concrete footings. Top of footing to be 2" above grade and sloped to direct water away from posts.
- E. Bracing: Brace Gate and terminal posts back to adjacent line posts with horizontal brace rails and diagonal truss rods.
- F. Top Rail: Install through line loop caps connecting sections with sleeves to form a continuous rail between terminal posts.
- G. Bottom / Middle Rail: Install between posts with line rail clamps or rail ends and bands.
- H. Fabric: Pull fabric taut with bottom selvage 2" above grade. Fasten to terminal posts with tension bars threaded through mesh and secured with tension bands at maximum 15" intervals. Tie to line posts and top rails with tie wires spaced at maximum 12" on posts and 24" on rails. Attach to bottom/top tension wire with hog rings at maximum 24" intervals.
- I. Barbed Wire: Anchor to terminal extension arms, pull taut, and firmly install in slots of line post extension arms.
- J. Gates: Install gates plumb, level and secure for full opening without interference. Anchor center stops and keepers in concrete.
- K. Fasteners: Install nuts for fittings, bands, and hardware bolts on inside of fence.
- L. Barbed Tape: Install in accordance with ASTM F 1911. Consult with manufacturer for unique applications.

3.02 COMPLETION

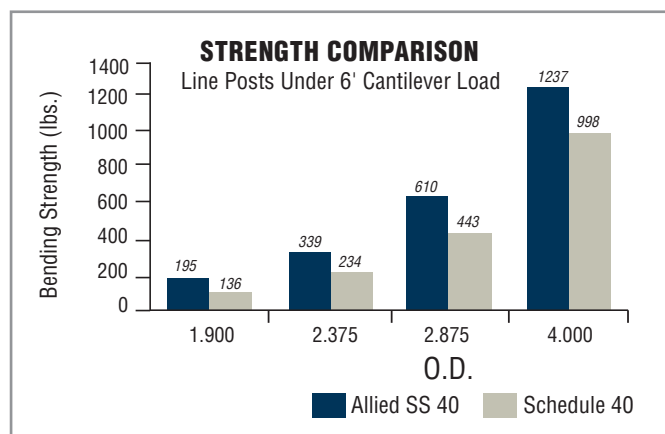
- A. The area of installation shall be left free of debris caused by the installation of the fence End of Section.

Allied Tube & Conduit Corporation makes no warranties expressed or implied including warranty of merchantability or fitness for a particular purpose. The specifications, descriptions, information and illustrated materials herein are submitted solely for evaluation by others and since the use of its information is not within its control, Allied Tube & Conduit Corporation assumes no obligation or liability for such information and does not guarantee results from the use of said products or the information herein. Reference should be made to the original or primary source data along with standard accepted industry practice. The material herein is as of the date of publication and is subject to change without notice. For certification see contact information. © Allied Tube & Conduit Corporation



Allied SS 40® vs. Schedule 40

Posts		Outside Dimensions (in.)	Pipe Wall Thickness (in.)	Weight (lbs./ft)	Section Modulus (inches ³)	Yield Strength (psi)	Bending Moment (lbs. in.)	Bending Strength (lbs.) 6' Cantilever Load
1-7/8" O.D.	SS 40	1.900	.120	2.28	0.2810	50,000	14,050	195
1-7/8" O.D.	Sch 40	1.900	.145	2.72	0.3262	30,000	9,786	136
2-3/8" O.D.	SS 40	2.375	.130	3.12	0.4881	50,000	24,405	339
2-3/8" O.D.	Sch 40	2.375	.154	3.65	0.5606	30,000	16,818	234
2-7/8" O.D.	SS 40	2.875	.160	4.64	0.8778	50,000	43,890	610
2-7/8" O.D.	Sch 40	2.875	.203	5.79	1.0640	30,000	31,920	443
3-1/2" O.D.	SS 40	3.500	.160	5.71	1.3408	50,000	67,040	931
3-1/2" O.D.	Sch 40	3.500	.216	7.58	1.7241	30,000	51,723	718
4" O.D.	SS 40	4.000	.160	6.56	1.7819	50,000	89,095	1237
4" O.D.	Sch 40	4.000	.226	9.11	2.3940	30,000	71,820	998
Top Rail								10' Supported
1-5/8" O.D.	SS 40	1.660	.111	1.84	0.1961	50,000	9,805	327
1-5/8" O.D.	Sch 40	1.660	.140	2.27	0.2350	30,000	7,050	235



Bundle Counts for SS 40

Shape	O.D.	Bundle Qty.
Round	1.315	91
Round	1.660	61
Round	1.900	61
Round	2.375	37
Round	2.875	30
Round	3.500	19
Round	4.000	19

SS 40® is available with POLYKOTE color finish: Allied Tube's patented Flo-Coat® process with polyester coating conforms to ASTM F 1043 the recommended standards of Section 8, Additional Coatings Requirements. Contact your distributor for details.

SS 40® is available in long and extra long lengths and in cut posts.

Manufacturing Locations:

Harvey, IL / Pine Bluff, AR / Philadelphia, PA / Phoenix, AZ

For information on Razor Ribbon® brand barbed tape products, please visit www.razorribbon.com

Fence Division
16100 S. Lathrop Avenue, Harvey, IL 60426
Phone: 800.643.1523 Fax: 870.535.4006
www.atcfence.com fence@alliedtube.com



tyco

Electrical &
Metal Products



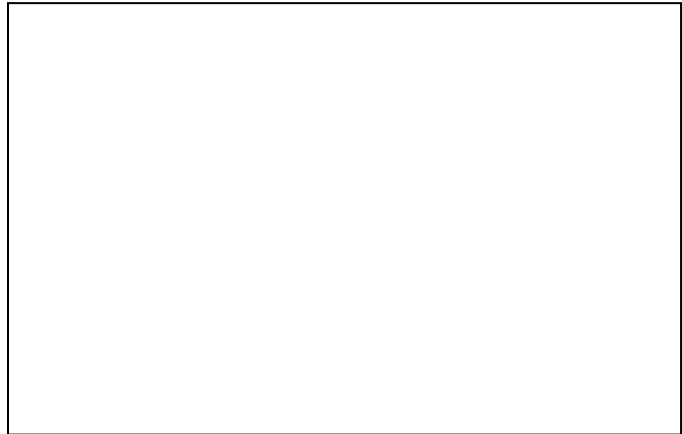
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After recording, please return to:

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



STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

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

IN THE MATTER OF THE APPEAL OF
BOARD OF EDUCATION DISTRICT 113
FOR VARIATION

APPEAL NO. PDC DES-2026-00100

VARIANCE APPROVAL ORDER&CERTIFICATE OF DESIGN

REVIEW APPROVAL

This order (“**Order**”) concerns the petitioner Nesma Hamouda on behalf of the owner, Board of Education District 113, as owners of the subject property Wolters Field, 1040 Park Ave W, Highland Park, Illinois 60035 (the “**Applicant**”) for the variation described herein for the property described herein. The Plan and Design Commission of the City of Highland Park (“**Commission**”), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 1040 Park Ave W, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (“**Property**”).
2. The Property is currently improved as a facility for athletic and sporting purposes by Township High School District 113, as further stipulated in O56-04 and as subsequently amended.
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 Applicants sought the following variation from Section 173.0005(G) and 173.010(C) of the City Code (“**Variation**”), in order to construct a seven feet chain link fence along the western and southern property lines.

5. Notice of the meeting was served upon the adjacent and adjoining property owners or occupants, in accordance with Section 173.030(B)(2) of the City Code, and applicable law.
6. The application was heard by the Commission at a public meeting of the Board on July 21st, 2026.
7. The Commission has jurisdiction pursuant to Section 173.030(A)(2) of the City Code, to hear and determine the Applicants' request for the Variation.
8. The Applicants entered into the record sufficient evidence of their ownership of the Property.
9. After the conclusion of the public meeting, the Board found that the requested Variation satisfy the standards set forth Section 173.030(C), to the extent required.
10. After the conclusion of the public meeting the Commission granted the application for the Variation, by a vote of the majority of the members of the Commission.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

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

- i. To exceed the allowable fence height of 6 feet within the side and rear yard by 1 foot for a 7 feet tall fence along the western and southern property lines;

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

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

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

- a. Fence Plan FGMA Architects for the property 1040 Park Ave W,
- b. Fence elevation and material information provided by FGMA Architects

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

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

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

F. This Order grants a Certificate of Design Review Approval for the new 7' high fence proposed along the west and south property lines and the two new concrete pads (5' by 5'-2") as depicted in Exhibit B. This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project, for Chapter 176 Design Review. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

Order approved JULY 21, 2026

PLAN AND DESIGN COMMISSION
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

By: _____
Steven J. Kerch, Chair

5146803_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 1040 Park Ave W, is legally described as follows:

THE WEST 30 ACRES OF THAT PARCEL OF LAND DESCRIBED AS THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 34 ACRES OF SAID WEST HALF OF SAID SOUTHEAST QUARTER IN SAID SECTION 22, IN THE TOWN OF DEERFIELD, LAKE COUNTY, ILLINOIS.

PIN: 16-22-400-001-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the July 21, 2026 Commission Meeting
RE: **Public Meeting #SUB-2026-00016 for a Plat of Resubdivision with Variations (790 Laurel Ave., 794 Laurel Ave., 798 Laurel Ave., 802 Laurel Ave., 806 Laurel Ave., 810 Laurel Ave.; 814-834 Laurel Ave.; 812-832 Laurel Ave.; 836 Laurel Ave.; and 844 Laurel Ave.)**

Project Summary.

HP Laurel Park LLC (Applicant and Property Owner) has submitted for a re-approval of the plat of resubdivision for the properties listed in the subject line above (location map to the right).

- This request is only for a plat of re-subdivision re-approval. The Phase II development for the 18 townhome units and 12-unit condominium was approved on Sept. 25, 2025, and such approval remains in effect other than with respect to the re-approval of the plat for the reasons set forth below, and the applicant proposes no additional changes.
- The Applicant has submitted permits to commence the project; however, the plat of re-subdivision approved on Sept. 25, 2025 was not recorded by the nine-month expiration date, required by Sec. 151.007 of City Code, and therefore, the applicant requests re-approval of the plat.
- This site is currently improved by 12 existing townhomes that were constructed as part of Phase I of this development (previously approved in 2006). A project to construct the remaining 30 units as part of this development, which will comprise of the remaining 12-unit condominium building and the 18 townhome units, as previously stated was approved by the City Council on Sept. 25, 2025, as part of Phase II.



Location Map

As this plat was already approved by City Council by R114-2025 ([Sept. 25](#)¹, 2025) and recommended for approval 5-0 by the Plan and Design Commission on [July 15](#), 2025, staff has provided findings of fact recommending approval in **Attachment 6**.

- The narrative is **Attachment 1**, and the plat proposed for re-approval is **Attachment 2**.
- **Attachment 3** contains bubble comments, where changes occurred to the plat related to easements and public benefit, in conjunction with City review and preparation to sign and record.
- **Attachment 4** are the site photo and surveys.
- **Attachment 5** are the Civil Plans and those match those approved on Sept. 25, 2025.

Background.

Berger Investment Group LLC (“*Applicant and Developer*”) proposes a new 12-unit, 4-story condominium building, and 18 townhomes as part of the Phase II Laurel Park Development at the corner of Laurel Ave. and McGovern St. (the “*Property*”). The proposed Laurel Park Development was approved as part of Ordinance No. 23-06 and the 2006 Development Agreement to be constructed in two phases (see the [March 18 PDC](#)

¹ From this website either navigate to the City Council Sept. 25, 2025 date for the packet or minutes or navigate to the resolutions for the resolution from 2025.

[packet](#), **Attachment 2**, for the 2006 approval documents). The Laurel Park Development is presently improved by 12 townhomes, which were constructed as Phase I of the development.

This project was approved on Sept. 25, 2025 by City Council for :

1. **Amendment to Ordinance No. 23-06** and 2006 Development Agreement, an ordinance granting a Special Use Permit in the Nature of a Planned Development (“**PUD**”) with modifications. The Commission is a recommendation body.
2. **Design Review**, where the Commission is a final authority, though the City Council also considers the design and related plans as part of the PUD amendment.
3. **Plat of Subdivision**, where the Commission makes a recommendation to the City Council, and any noted variations.
4. **Preliminary and Final Inclusionary Housing Plan**, the Housing Commission makes a recommendation to the City Council for approval with noted departures from the Inclusionary Housing Code.

Subdivision Analysis.

The following are variations to the Subdivision Code, to Sec. 151.004. Note that these conditions were contemplated in the Phase I development, were previously recommended for approval by the Commission on July 15, 2025, and approved by the City Council on Sept. 25, 2025.

- (A)(1). The easement lot/parcel is more than 4-sides – this is a pre-existing condition from the first plat.
- (A)(2). The pads are less than 125’ deep – this was approved for the other pads in Phase I.
- (A)(5). The townhome units in the rear will not have direct access onto the street – this was contemplated and approved in Phase I.

City Department Comments.

No additional comments.

Recommendation.

The Department of Community Development recommends that the Plan & Design Commission re-adopt the findings of fact recommending approval of this previously approved plat of re-subdivision.

July 9, 2026

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

Re: **Approval of Plat of Subdivision for Laurel Park Subdivision**
790 – 844 Laurel Avenue, Highland Park, Illinois 60035 (the “**Property**”)
(PIN(s): 16-23-318-028; 16-23-318-029; 16-23-318-030; 16-23-318-031; 16-
23-318-040; 16-23-318-041; 16-23-318-042; 16-23-318-043; 16-23-318-044;
16-23-318-045 & 16-23-318-046)

To Whom It May Concern:

HP Laurel Park LLC (“**Owner**”), the owner of the Property, previously submitted applications for planned development to construct eighteen (18) townhomes and one condominium building holding twelve (12) units therein (the “**Development**”) on the Property. On September 25, 2025, the City of Highland Park passed the following approvals for the Development (collectively, the “**Development Approvals**”):

- Highland Park Ordinance No. O52-2025 - Ordinance Amending a Special Use Permit for a Planned Development and Amending an Inclusionary Housing Plan;
- Highland Park Resolution No. R114-2025 – Resolution Approving a Plat of Subdivision; and
- Highland Park Resolution No. R115-2025 – Resolution Approving a First Amendment to the Development Agreement.

Since receiving the Development Approvals, Owner has been working in good faith and coordinating with Highland Park’s Building Division and Planning Division to commence the Development. Owner has submitted plans and permit applications to the Building Division to begin construction, and Owner has submitted executed agreements to the Planning Division pursuant to the Development Approvals, including an executed First Amendment to Development Agreement (pursuant to Highland Park Resolution No. R115-2025) and the Transferee Assumption Agreement.

Additionally, as of the date hereof, Owner has submitted a partially executed Plat of Subdivision for the Development pursuant to Highland Park Resolution No. R114-2025. Unfortunately, the Plat of Subdivision has not yet been recorded with the Lake County Recorder of Deeds; however, Owner continues to work with the City to finalize recordation of the Plat.

Section 151.007 of the Highland Park Code of Ordinances (the “**Code**”) requires any plat of subdivision approved by City Council to be recorded with the Recorder of Deeds within nine (9) months after the date of final approval. If the approved plat is not recorded within such nine (9)-month period, then the plat of subdivision must be re-approved by the City before it can be validly recorded. Accordingly, Owner hereby requests that the Plan and Design Commission and City Council confirm their approval of the Plat of Subdivision for the Laurel Park Resubdivision, which was previously granted as part of the Development Approvals.

We believe the intent of Section 151.007 of the Code is to prevent approved projects from becoming stale and not progressing. That is not the case for the Development. Owner has already closed on a construction loan to fund the Development, and Owner’s general contractor, architect, and civil engineer have been in communication with, and have submitted plans and specifications to, the City’s Building and Engineering Divisions for the Development. We are eager to commence construction of this Project.

Owner thanks the City in advance for its support of the Development. Please feel free to contact our office with any additional comments or questions from Highland Park staff. Thank you.

Very truly yours,

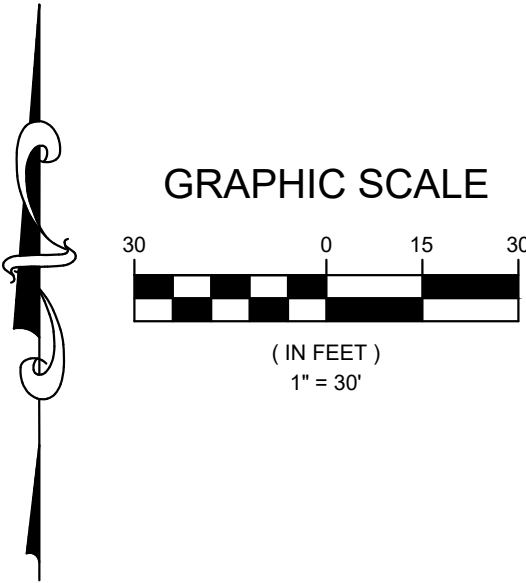
HINSHAW & CULBERTSON LLP

Anthony M. Ochs
312-704-3726
aochs@hinshawlaw.com

LAUREL PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & PART OF LOT 2, LOTS 15 TO 20, INCLUSIVE, AND OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, LAKE COUNTY, ILLINOIS.

CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.



LOT AREA TABLE		
LOT	Sq. Feet	Acres
1	4344.81	0.100
2	16292.26	0.374
3	10148.38	0.233
4	1732.47	0.040
5	1737.97	0.040
6	1693.97	0.039
7	1737.97	0.040
8	1693.97	0.039
9	1785.35	0.041
10	2002.47	0.046
11	1913.97	0.044
12	1957.97	0.045
13	1913.97	0.044
14	1957.97	0.045
15	1966.17	0.045
16	2002.47	0.046
17	1739.97	0.040
18	1957.97	0.045
19	1913.97	0.044
20	1779.97	0.041
21	1957.47	0.045
Total	64231.5	1.47



ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC

CHECKED:

DRAWN:

ADDRESS: LAUREL PARK, HIGHLAND PARK, IL

CHICAGO GUARANTEE SURVEY COMPANY

PLCS, CORPORATION

LICENSE NO. 084-00532

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2024-32557-001

DATE: MARCH 24, 2026

PAGE NO. 1 OF 4

SCALE: 1 INCH = 30 FEET

G:\CAD\2024\2024-32557\2024-32557-001.dwg

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"x6"x42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

OPEN SPACE AREA EASEMENT HEREBY GRANTED

RESERVED FOR THE RECORDER OF LAKE COUNTY USE

LAUREL PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & PART OF LOT 2, LOTS 15 TO 20, INCLUSIVE, AND OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, LAKE COUNTY, ILLINOIS.

CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.

RESERVED FOR THE RECORDER OF LAKE COUNTY USE

EASEMENT PROVISIONS - LAUREL PARK II RESUBDIVISION

LOT 1 EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF HIGHLAND PARK, ITS SUCCESSORS AND ASSIGNS, WITHIN LOT 1 TO ENTER UPON, INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, ALTER AND REMOVE UNDERGROUND PIPES, MAINS, TOGETHER WITH ALL OTHER NECESSARY EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH SANITARY SEWER, WATER MAINS AND STORM WATER UTILITIES. ALL FACILITIES AND EQUIPMENT TO BE INSTALLED OR CONSTRUCTED PURSUANT TO THIS EASEMENT GRANT SHALL BE LOCATED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE. IN NO EVENT SHALL ANY ABOVE GROUND POLES, OVERHEAD WIRES OR OVERHEAD CABLES BE ERECTED OR CONSTRUCTED. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SUCH EASEMENT AREA MAY BE UTILIZED FOR AND IMPROVED WITH OPEN GREEN SPACE, PAVED AREAS, SIDEWALK, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

PUBLIC PARKLET EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE CITY OF HIGHLAND PARK AND FOR THE GENERAL PUBLIC, UPON, OVER, THROUGH, ALONG, AND ACROSS LOT 1 FOR PUBLIC PEDESTRIAN ACCESS, AS FURTHER DESCRIBED AND SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED ON OR AROUND THE DATE OF THIS PLAT AND RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER CONCURRENTLY HEREWITH.

LOT 2 EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF HIGHLAND PARK, NORTH SHORE GAS, SBC, COMMONWEALTH EDISON COMPANY, AND ANY OTHER PUBLIC UTILITY COMPANY OR CABLE TELEVISION COMPANY AUTHORIZED TO OPERATE IN THE CITY OF HIGHLAND PARK, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN LOT 2 TO ENTER UPON, INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, ALTER AND REMOVE UNDERGROUND PIPES, MAINS, CONDUITS AND CABLES, TOGETHER WITH ALL OTHER NECESSARY EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH WATER, SANITARY SEWER, STORM WATER UTILITIES, NATURAL GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICE. ALL FACILITIES AND EQUIPMENT TO BE INSTALLED OR CONSTRUCTED PURSUANT TO THIS EASEMENT GRANT SHALL BE LOCATED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE. IN NO EVENT SHALL ANY ABOVE GROUND POLES, OVERHEAD WIRES OR OVERHEAD CABLES BE ERECTED OR CONSTRUCTED. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SUCH EASEMENT AREA MAY BE UTILIZED FOR DRIVEWAYS AND IMPROVED WITH OPEN GREEN SPACE, DRIVEWAYS, PAVED AREAS, SIDEWALK, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

OPEN SPACE EASEMENT

A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT SOLELY FOR THE PURPOSE OF COMMON OPEN SPACE IS HEREBY RESERVED AND GRANTED OVER, UPON AND ACROSS THOSE PORTIONS OF LOTS 1 TO 21, INCLUSIVE, CROSS-HATCHED AND DEPICTED AS "OPEN SPACE AREA" (HEREINAFTER REFERRED TO AS THE "OPEN SPACE EASEMENT") THE OPEN SPACE EASEMENT IS FOR THE USE AND BENEFIT OF EACH AND EVERY OWNER OF A RESIDENTIAL, TOWNHOME OR CONDOMINIUM UNIT TO BE CONSTRUCTED WITHIN THE LAUREL PARK II RESUBDIVISION, AND THEIR TENANTS, HOUSEHOLD MEMBERS, GUESTS AND INVITEES, AND SHALL INCLUDE RIGHTS OF INGRESS AND EGRESS. THE OPEN SPACE EASEMENT SHALL NOT BE TERMINATED OR VACATED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY. GRANTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AREA AND FOR PAYING THE COSTS ASSOCIATED THEREWITH, PROVIDED THAT GRANTOR MAY ASSIGN SUCH RESPONSIBILITY TO ONE OR MORE HOMEOWNERS ASSOCIATIONS. UPON THE ASSIGNMENT OF SUCH RESPONSIBILITY SUCH HOMEOWNERS ASSOCIATION(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AREA AND FOR PAYING THE COSTS ASSOCIATED THEREWITH AND THE DEVELOPER SHALL BE RELEASED FROM SUCH RESPONSIBILITY. IN NO EVENT SHALL THE CITY OF HIGHLAND PARK BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AREA.

THE OPEN SPACE EASEMENT IS GRANTED IN ACCORDANCE WITH THAT CERTAIN SPECIAL USE ORDINANCE NO. 23-06 APPROVED BY THAT CORPORATE AUTHORITIES OF HIGHLAND PARK ON MARCH 13, 2006, AS MODIFIED BY THAT CERTAIN SPECIAL USE ORDINANCE NO. 052-2025 FURTHER APPROVED BY THAT CORPORATE AUTHORITIES OF HIGHLAND PARK ON SEPTEMBER 23, 2025.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), GRANTEES,
NORTHERN ILLINOIS GAS COMPANY
COMCAST CABLE COMPANY

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE SHADED AREA ON THE PLAT MARKED "EASEMENT", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILLINOIS COMPILED STATUTES, 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS/PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THE PLAT BY OTHER TERMS. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NORTH SHORE GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTH SHORE GAS COMPANY ITS SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE PIPELINES, GAS MAINS, SERVICE PIPES, AND SUCH DRIPS, VALVES, VALVE BOXES, FITTINGS, METERS, REGULATORS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS IN, THROUGH, UNDER, ACROSS AND WITHIN ANY AREAS THAT ARE RESERVED FOR THE PURPOSE OF A UTILITY EASEMENT AND ALL ROADS, STREETS, COMMON AREAS (IF ANY) WITHIN THE SUBDIVISION TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON AND ALSO TEE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH OPERATIONS. NO OBSTRUCTIONS OR STRUCTURES OF ANY KIND SHALL BE PLACED OVER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, GRANTEE'S FACILITIES, EQUIPMENT AND APPURTENANCES, WREN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS OR COMMON AREAS.

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6'X6"X42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

SEND TAX BILLS TO:

HP LAUREL PARK LLC
5215 OLD ORCHARD RD., STE. 130
SKOKIE, IL 60077

PINS:
16-23-318-028
16-23-318-029
16-23-318-030
16-23-318-031
16-23-318-040
16-23-318-041
16-23-318-042
16-23-318-043
16-23-318-044
16-23-318-045
16-23-318-046

PLAT SUBMITTAL AND RETURN TO ADDRESS:
Department of Community Development
1150 Half Day Road
Highland Park, IL 60035

PERMISSION TO RECORD CERTIFICATE
State of Illinois)
County of Cook)ss

I, Brian S. Stout, an Illinois Professional Land Surveyor No. 3584,
do hereby grant permission to the City of Highland Park to record this plat.

Dated this 7th day of May, 2026

Brian S. Stout
Illinois Professional Land Surveyor

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, BRIAN S. STOUT, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

PARCEL 1:
LOT 1, LOTS 15 THROUGH 20, INCLUSIVE, OUTLOT A AND OUTLOT B IN THE LAUREL PARK RESUBDIVISION, BEING A RESUBDIVISION IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 14, 2006, AS DOCUMENT NUMBER 6106194 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 6514972, TOGETHER WITH THAT PART OF LOT 2 IN LAUREL PARK RESUBDIVISION AFORESAID, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 2 AFORESAID, BEING ALSO THE SOUTHEASTERLY LINE OF LAUREL AVENUE, 9.51 FEET NORTHEASTERLY OF THE NORTHEAST CORNER OF OUTLOT B; THENCE SOUTH 25 DEGREES 40 MINUTES 46 SECONDS EAST 108.00 FEET; THENCE NORTH 64 DEGREES 19 MINUTES 14 SECONDS EAST 8.01 FEET; THENCE SOUTH 25 DEGREES 40 MINUTES 46 SECONDS EAST 3.00 FEET TO THE NORTHWEST CORNER OF LOT 20 AFORESAID AND THE POINT OF TERMINUS, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
OUTLOT C IN LAUREL PARK RESUBDIVISION, BEING A RESUBDIVISION IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 14, 2006, AS DOCUMENT NUMBER 6106194 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 6514972, IN LAKE COUNTY, ILLINOIS.

CONTAINING, IN THE AGGREGATE, 64,231.5 SQUARE FEET, OR 1.47 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP LAKE COUNTY, ILLINOIS, MAP NO. 17097C 0291L, EFFECTIVE DATE OCTOBER 5, 2023.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON JANUARY 3, 2025.

SIGNED ON MAY 7, 2026

BY: *Brian S. Stout*
BRIAN S. STOUT

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3584
MY LICENSE EXPIRES NOVEMBER 30, 2026



ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC	CHECKED	DRAWN
ADDRESS: LAUREL PARK, HIGHLAND PARK, IL		
		
CHICAGO GUARANTEE SURVEY COMPANY A Division of PLCS, CORPORATION LICENSE NO. 084-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2024-32557-001	DATE: MARCH 24, 2026 SCALE: 1 Inch = 30 Feet	PAGE NO. 2 Of 4

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LAUREL PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & PART OF LOT 2, LOTS 15 TO 20, INCLUSIVE, AND OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, LAKE COUNTY, ILLINOIS.

CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE

HP Laurel Park LLC,
an Illinois limited liability company

does hereby certify that it is the owner of the property described hereon and that it has caused the said property to be surveyed and dedicated as shown hereon.

Dated:_____A.D.20__.

By:_____
Simon Berger
Its: Manager

State of Illinois)
County of Lake)ss

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that of said HP Laurel Park LLC, Simon Berger, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as its Manager appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act and as the free and voluntary act of said HP Laurel Park LLC, as owner of the property, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____day of _____A.D.20__.

Notary Public

CERTIFICATE OF CITY ENGINEER

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

DATED THIS _____DAY OF _____, 20__.

BY: _____
CITY ENGINEER

PLAN & DESIGN COMMISSION CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

APPROVED BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK
ON _____,20__.

BY: _____(CHAIR) ATTEST: _____(SECRETARY)
NAME: _____NAME: _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

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

DATED AT HIGHLAND PARK, ILLINOIS THIS _____DAY OF _____A.D. 20__.

BY: _____
CITY COLLECTOR, HIGHLAND PARK, IL.

CITY CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

I, _____MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED, BY THE CITY COUNCIL AT ITS MEETING HELD ON _____, 20__.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS, THIS _____DAY OF _____A.D. 20__.

BY: _____(MAYOR)

ATTEST: _____(CITY CLERK) NAME: _____(seal)

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF. OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____DAY OF _____, 20__A.D.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) s.s.

THIS IS TO CERTIFY THAT HP LAUREL PARK LLC, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

LOT NUMBERS 1 & 2, 15 - 20 AND OUTLOTS A, B & C: SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT: NORTH SHORE SCHOOL DISTRICT 112

HIGH SCHOOL DISTRICT: NORTH SHORE SCHOOL DISTRICT 113

By: _____
MANAGER, HP LAUREL PARK LLC

State of Illinois)
County of Lake)ss

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that of said HP Laurel Park LLC, Simon Berger, is known to me to be the same person who appeared before me this day in person and acknowledged that he (she) is the Manager for the owner of the property described on the plat hereon drawn and that as such owner he (she) signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and notarial seal

this _____day of _____A.D.20__.

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE)

I, _____, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments, or unpaid current special assessments against any of the land included in the described property. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County Clerk of Lake County, Illinois.

This _____day of _____, A.D. 20__.

Lake County Clerk

EASEMENT PROVISIONS

Easements designated for underground and surface telecommunications, public utilities, and drainage facilities are hereby reserved for, and granted to, the City of Highland Park, and the providers of telecommunications and public utilities, their successors and assigns, in all platted easement areas shown on this plat Said easements shall be for the purpose of installing, extending, constructing, repairing, maintaining, reconstructing, and operating such telecommunications, public utilities and sanitary and storm sewer facilities and related appurtenances, in under, across, along and upon, the so designated easement area in order to serve all areas shown on this plat as well as other real property, whether or not contiguous thereto.

This grant of easement shall include the right of the grantee to enter upon the subdivided property for all such purposes, and the right, without liability, to cut, trim, alter, or remove any vegetation, roots structures, or devices within the designated easement area as may be reasonably required incident to the rights herein given. Without prior written consent of the grantees hereunder, no buildings, structures," or other obstructions shall be constructed placed, or planted in any such easement areas, nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

UTILITY ACCEPTANCE CERTIFICATE

The Undersigned Grantees Hereby Accept the Following Grant of Easement Subject to its Terms.

COMMONWEALTH EDISON COMPANY

By: _____

Title: _____

Dated this _____day of _____, 20__.

ILLINOIS BELL TELEPHONE COMPANY

By: _____

Title: _____

Dated this _____day of _____, 20__.

NORTHERN ILLINOIS GAS COMPANY

By: _____

Title: _____

Dated this _____day of _____, 20__.

COMCAST CABLE COMPANY

By: _____

Title: _____

Dated this _____day of _____, 20__.

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"X6"X42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC	CHECKED	DRAWN
ADDRESS: LAUREL PARK, HIGHLAND PARK, IL		
		
A Division of PLCS CORPORATION LICENSE NO. 084-008332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2024-32557-001	DATE: MARCH 24, 2026 SCALE: 1 INCH = 30 FEET	PAGE NO. 3 OF 4

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LAUREL PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & PART OF LOT 2, LOTS 15 TO 20, INCLUSIVE, AND OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, LAKE COUNTY, ILLINOIS.

CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.

LAUREL PARK ROW HOMES
HOMEOWNERS ASSOCIATION

By: _____
Name: Joyce Gerstein
Its: President

STATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joyce Gerstein, personally known to me to be the President of Laurel Park Row Homes Homeowners Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ____ day of _____, 2026.

MORTGAGEE

HEARTLAND BANK & TRUST COMPANY

By: _____
Name: Justin Kennedy
Its: Senior Vice President

TATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Justin Kennedy personally known to me to be the Senior Vice President of Heartland Bank & Trust Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ____ day of _____, 2026.

SURVEY NOTES:

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MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

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SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"X6"X42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC

CHECKED:

DRAWN: -

ADDRESS: LAUREL PARK, HIGHLAND PARK, IL

CHICAGO GUARANTEE SURVEY COMPANY

A Division of

PLCS, CORPORATION

LICENSE NO. 184-108532

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2024-32557-001

DATE: MARCH 24, 2026

PAGE NO. 4 OF 4

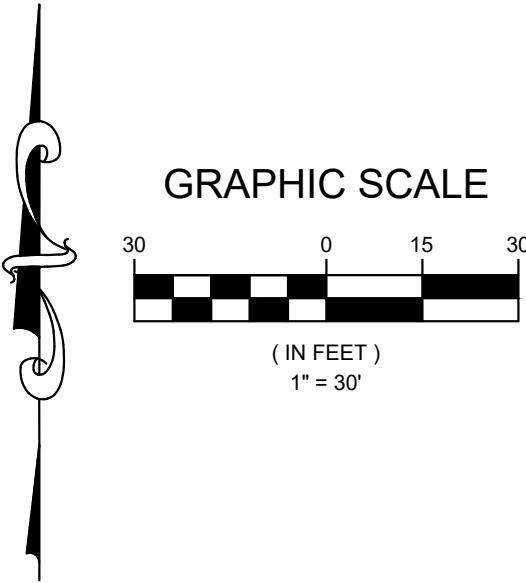
SCALE: 1 INCH = 30 FEET

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CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.



LOT AREA TABLE		
LOT	Sq. Feet	Acres
1	4344.81	0.100
2	16292.26	0.374
3	10148.38	0.233
4	1732.47	0.040
5	1737.97	0.040
6	1693.97	0.039
7	1737.97	0.040
8	1693.97	0.039
9	1785.35	0.041
10	2002.47	0.046
11	1913.97	0.044
12	1957.97	0.045
13	1913.97	0.044
14	1957.97	0.045
15	1966.17	0.045
16	2002.47	0.046
17	1739.97	0.040
18	1957.97	0.045
19	1913.97	0.044
20	1779.97	0.041
21	1957.47	0.045
Total	64231.5	1.47



ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC

CHECKED:

DRAWN:

ADDRESS: LAUREL PARK, HIGHLAND PARK, IL

CHICAGO GUARANTEE SURVEY COMPANY

PLCS CORPORATION

LICENSE NO. 084-00532

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2024-32557-001

DATE: MARCH 24, 2026

PAGE NO. 1 OF 4

SCALE: 1 INCH = 30 FEET

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SURVEY NOTES:

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NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"x6"x42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

OPEN SPACE AREA EASEMENT HEREBY GRANTED

PRELIMINARY

LAUREL PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & PART OF LOT 2, LOTS 15 TO 20, INCLUSIVE, AND OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, LAKE COUNTY, ILLINOIS.

CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.

RESERVED FOR THE RECORDER OF LAKE COUNTY USE

PLAT SUBMITTAL AND RETURN TO ADDRESS:
Department of Community Development
1150 Half Day Road
Highland Park, IL 60035

PERMISSION TO RECORD CERTIFICATE
State of Illinois
County of Cook

I, Brian S. Stout, an Illinois Professional Land Surveyor No. 3584,
do hereby grant permission to the City of Highland Park to record this plat.

Dated this day of .

Illinois Professional Land Surveyor

PINS:
16-23-318-028
16-23-318-029
16-23-318-030
16-23-318-031
16-23-318-040
16-23-318-041
16-23-318-042
16-23-318-043
16-23-318-044
16-23-318-045
16-23-318-046

The same Lot 1 Easement for underground water and sewer utilities was listed on the original 2006 Plat of Subdivision for Phase I of Laurel Park Subdivision, and we added in response to HP Engineer comments to reflect this easement remaining in effect and not being extinguished by new Plat for Phase II.
Per HP comments, we added reference to stormwater utilities also being installed pursuant to the existing easement.

Easement for public parklet was added in connection with the separate Easement Agreement for the parklet circulated by Highland Park, and we made a reference to the Easement Agreement on this Plat of Subdivision. The public parklet was openly presented and discussed at public hearing for this project in connection with the public benefit approval.

The same Lot 2 Easement for underground utilities was listed on the original 2006 Plat of Subdivision for Phase I of Laurel Park Subdivision, and we added in response to HP Engineer comments to reflect this easement remaining in effect and not being extinguished by new Plat for Phase II. Per HP comments, we added reference to stormwater utilities also being installed pursuant to the existing easement.

The same Easement for open space was listed on the original 2006 Plat of Subdivision for Phase I of Laurel Park Subdivision, and we added in response to HP Engineer comments to reflect this easement remaining in effect and not being extinguished by new Plat for Phase II. Easement language for open space is also specified in existing Development Agreement

EASEMENT PROVISIONS - LAUREL PARK II RESUBDIVISION

LOT 1 EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF HIGHLAND PARK, ITS SUCCESSORS AND ASSIGNS, WITHIN LOT 1 TO ENTER UPON, INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, ALTER AND REMOVE UNDERGROUND PIPES, MAINS, TOGETHER WITH ALL OTHER NECESSARY EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH SANITARY SEWER, WATER MAINS AND STORM WATER UTILITIES. ALL FACILITIES AND EQUIPMENT TO BE INSTALLED OR CONSTRUCTED PURSUANT TO THIS EASEMENT GRANT SHALL BE LOCATED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE. IN NO EVENT SHALL ANY ABOVE GROUND POLES, OVERHEAD WIRES OR OVERHEAD CABLES BE ERRECTED OR CONSTRUCTED. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SUCH EASEMENT AREA MAY BE UTILIZED FOR AND IMPROVED WITH OPEN GREEN SPACE, PAVED AREAS, SIDEWALK, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

PUBLIC PARKLET EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE CITY OF HIGHLAND PARK AND FOR THE GENERAL PUBLIC, UPON, OVER, THROUGH, ALONG, AND ACROSS LOT 1 FOR PUBLIC PEDESTRIAN ACCESS, AS FURTHER DESCRIBED AND SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED ON OR AROUND THE DATE OF THIS PLAT AND RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER CONCURRENTLY HERewith.

LOT 2 EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF HIGHLAND PARK, NORTH SHORE GAS, SBC, COMMONWEALTH EDISON COMPANY, AND ANY OTHER PUBLIC UTILITY COMPANY OR CABLE TELEVISION COMPANY AUTHORIZED TO OPERATE IN THE CITY OF HIGHLAND PARK, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN LOT 2 TO ENTER UPON, INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, ALTER AND REMOVE UNDERGROUND PIPES, MAINS, CONDUITS AND CABLES, TOGETHER WITH ALL OTHER NECESSARY EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH WATER, SANITARY SEWER, STORM WATER UTILITIES, NATURAL GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICE. ALL FACILITIES AND EQUIPMENT TO BE INSTALLED OR CONSTRUCTED PURSUANT TO THIS EASEMENT GRANT SHALL BE LOCATED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE. IN NO EVENT SHALL ANY ABOVE GROUND POLES, OVERHEAD WIRES OR OVERHEAD CABLES BE ERRECTED OR CONSTRUCTED. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SUCH EASEMENT AREA MAY BE UTILIZED FOR DRIVEWAYS AND IMPROVED WITH OPEN GREEN SPACE, DRIVEWAYS, PAVED AREAS, SIDEWALK, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

OPEN SPACE EASEMENT

A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT SOLELY FOR THE PURPOSE OF COMMON OPEN SPACE IS HEREBY RESERVED AND GRANTED OVER, UPON AND ACROSS THOSE PORTIONS OF LOTS 1 TO 21, INCLUSIVE, CROSS-HATCHED AND DEPICTED AS "OPEN SPACE AREA" (HEREINAFTER REFERRED TO AS THE "OPEN SPACE EASEMENT") THE OPEN SPACE EASEMENT IS FOR THE USE AND BENEFIT OF EACH AND EVERY OWNER OF A RESIDENTIAL, TOWNHOME OR CONDOMINIUM UNIT TO BE CONSTRUCTED WITHIN THE LAUREL PARK II RESUBDIVISION, AND THEIR TENANTS, HOUSEHOLD MEMBERS, GUESTS AND INVITEES, AND SHALL INCLUDE RIGHTS OF INGRESS AND EGRESS. THE OPEN SPACE EASEMENT SHALL NOT BE TERMINATED OR VACATED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY. GRANTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AREA AND FOR PAYING THE COSTS ASSOCIATED THEREWITH, PROVIDED THAT GRANTOR MAY ASSIGN SUCH RESPONSIBILITY TO ONE OR MORE HOMEOWNERS ASSOCIATIONS. UPON THE ASSIGNMENT OF SUCH RESPONSIBILITY SUCH HOMEOWNERS ASSOCIATION(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AREA AND FOR PAYING THE COSTS ASSOCIATED THEREWITH AND THE DEVELOPER SHALL BE RELEASED FROM SUCH RESPONSIBILITY. IN NO EVENT SHALL THE CITY OF HIGHLAND PARK BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AREA.

THE OPEN SPACE EASEMENT IS GRANTED IN ACCORDANCE WITH THAT CERTAIN SPECIAL USE ORDINANCE NO. 23-06 APPROVED BY THAT CORPORATE AUTHORITIES OF HIGHLAND PARK ON MARCH 13, 2006, AS MODIFIED BY THAT CERTAIN SPECIAL USE ORDINANCE NO. 052-2025 FURTHER APPROVED BY THAT CORPORATE AUTHORITIES OF HIGHLAND PARK ON SEPTEMBER 25, 2025.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), GRANTEEES,
NORTHERN ILLINOIS GAS COMPANY
COMCAST CABLE COMPANY

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE SHADED AREA ON THE PLAT MARKED "EASEMENT", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEEES.

AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILLINOIS COMPILED STATUTES, 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS/PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THE PLAT BY OTHER TERMS.
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NORTH SHORE GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTH SHORE GAS COMPANY
ITS SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE PIPELINES, GAS MAINS, SERVICE PIPES, AND SUCH DRIPS, VALVES, VALVE BOXES, FITTINGS, METERS, REGULATORS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS IN, THROUGH, UNDER, ACROSS AND WITHIN ANY AREAS THAT ARE RESERVED FOR THE PURPOSE OF A UTILITY EASEMENT AND ALL ROADS, STREETS, COMMON AREAS (IF ANY) WITHIN THE SUBDIVISION TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON AND ALSO TEE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH OPERATIONS. NO OBSTRUCTIONS OR STRUCTURES OF ANY KIND SHALL BE PLACED OVER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, GRANTEE'S FACILITIES, EQUIPMENT AND APPURTENANCES, WREN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS OR COMMON AREAS.

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

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CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"X6"X42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

SEND TAX BILLS TO:

HP LAUREL PARK LLC
5215 OLD ORCHARD RD., STE. 130
SKOKIE, IL 60077

REVISED APRIL 14, 2026 ESM1/CERTS PER #2026-33575
REVISED MARCH 27, 2026 ESM1/PG3/CERTS PER #2026-33575
ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC CHECKED: DRAWN:
ADDRESS: LAUREL PARK, HIGHLAND PARK, IL
CHICAGO GUARANTEE SURVEY COMPANY
A Division of
PLCS, CORPORATION
LICENSE NO. 084-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM
ORDER NO. 2024-32557-001 DATE: MARCH 24, 2026 PAGE NO. 2 OF 4
SCALE: 1 Inch = 30 FEET
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PRELIMINARY

LAUREL PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & PART OF LOT 2, LOTS 15 TO 20, INCLUSIVE, AND OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, LAKE COUNTY, ILLINOIS.

CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE corrected name of owner/applicant

HP Laurel Park LLC,
an Illinois limited liability company

does hereby certify that it is the owner of the property described hereon and that it has caused the said property to be surveyed and dedicated as shown hereon.

Dated:_____ A.D.20__.

By: _____
Simon Berger
Its: Manager

State of Illinois)
County of Lake)ss

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that of said HP Laurel Park LLC, Simon Berger, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as its Manager appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act and as the free and voluntary act of said HP Laurel Park LLC, as owner of the property, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____day of _____ A.D.20__.

Notary Public

CERTIFICATE OF CITY ENGINEER

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

DATED THIS _____ DAY OF _____, 20__.

BY: _____
CITY ENGINEER

PLAN & DESIGN COMMISSION CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

APPROVED BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK
ON _____,20__.

BY: _____ (CHAIR) ATTEST: _____ (SECRETARY)

NAME: _____ NAME: _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

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

DATED AT HIGHLAND PARK, ILLINOIS THIS _____ DAY OF _____ A.D. 20__.

BY: _____
CITY COLLECTOR, HIGHLAND PARK, IL.

CITY CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

I, _____ MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED, BY THE CITY COUNCIL AT ITS MEETING HELD ON _____, 20__.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS, THIS _____ DAY OF _____ A.D. 20__.

BY: _____ (MAYOR)

ATTEST: _____ (CITY CLERK) NAME: _____ (seal)

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF. OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20__ A.D.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) s.s.

THIS IS TO CERTIFY THAT HP LAUREL PARK LLC, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

LOT NUMBERS 1 & 2: _____ SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT _____

HIGH SCHOOL DISTRICT _____

By: _____
MANAGER, HP LAUREL PARK LLC

State of Illinois)
County of Lake)ss

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that of said HP Laurel Park LLC, Simon Berger, is known to me to be the same person who appeared before me this day in person and acknowledged that he (she) is the Manager for the owner of the property described on the plat hereon drawn and that as such owner he (she) signed, sealed and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and notarial seal

this _____ day of _____ A.D.20__.

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE)

I, _____, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments, or unpaid current special assessments against any of the land included in the described property. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County Clerk of Lake County, Illinois.

This _____ day of _____, A.D. 20__.

Lake County Clerk

EASEMENT PROVISIONS

Easements designated for underground and surface telecommunications, public utilities, and drainage facilities are hereby reserved for, and granted to, the City of Highland Park, and the providers of telecommunications and public utilities, their successors and assigns, in all platted easement areas shown on this plat Said easements shall be for the purpose of installing, extending, constructing, repairing, maintaining, reconstructing, and operating such telecommunications, public utilities and sanitary and storm sewer facilities and related appurtenances, in under, across, along and upon, the so designated easement area in order to serve all areas shown on this plat as well as other real property, whether or not contiguous thereto.

This grant of easement shall include the right of the grantee to enter upon the subdivided property for all such purposes, and the right, without liability, to cut, trim, alter, or remove any vegetation, roots structures, or devices within the designated easement area as may be reasonably required incident to the rights herein given. Without prior written consent of the grantees hereunder, no buildings, structures," or other obstructions shall be constructed placed, or planted in any such easement areas, nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

UTILITY ACCEPTANCE CERTIFICATE
The Undersigned Grantees Hereby Accept the Following Grant of Easement Subject to its Terms.

COMMONWEALTH EDISON COMPANY

By: _____

Title: _____

Dated this _____ day of _____, 20__.

ILLINOIS BELL TELEPHONE COMPANY

By: _____

Title: _____

Dated this _____ day of _____, 20__.

NORTHERN ILLINOIS GAS COMPANY

By: _____

Title: _____

Dated this _____ day of _____, 20__.

COMCAST CABLE COMPANY

By: _____

Title: _____

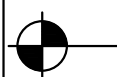
Dated this _____ day of _____, 20__.

ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC

CHECKED

DRAWN

ADDRESS: LAUREL PARK, HIGHLAND PARK, IL



CHICAGO GUARANTEE SURVEY COMPANY

A Division of
PLCS CORPORATION
LICENSE NO. 084-008332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.
2024-32557-001

DATE: MARCH 24, 2026
SCALE: 1 INCH = 30 FEET

PAGE NO.
3 OF 4

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SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"X6"X42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

PRELIMINARY

LAUREL PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 & PART OF LOT 2, LOTS 15 TO 20, INCLUSIVE, AND OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDAN, LAKE COUNTY, ILLINOIS.

CONTAINING 64,231.5 SQ FT OR 1.47 ACRES OF LAND, MORE OR LESS.

LAUREL PARK ROW HOMES
HOMEOWNERS ASSOCIATION

By: _____
Name: Joyce Gerstein
Its: President

STATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joyce Gerstein, personally known to me to be the President of Laurel Park Row Homes Homeowners Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ____ day of _____, 2026.

MORTGAGEE

HEARTLAND BANK & TRUST COMPANY

By: _____
Name: Justin Kennedy
Its: Senior Vice President

TATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Justin Kennedy personally known to me to be the Senior Vice President of Heartland Bank & Trust Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ____ day of _____, 2026.

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"X6"X42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SITE BENCHMARK
NOTCH CUT ON BOLT OF FIRE HYDRANT FLANGE

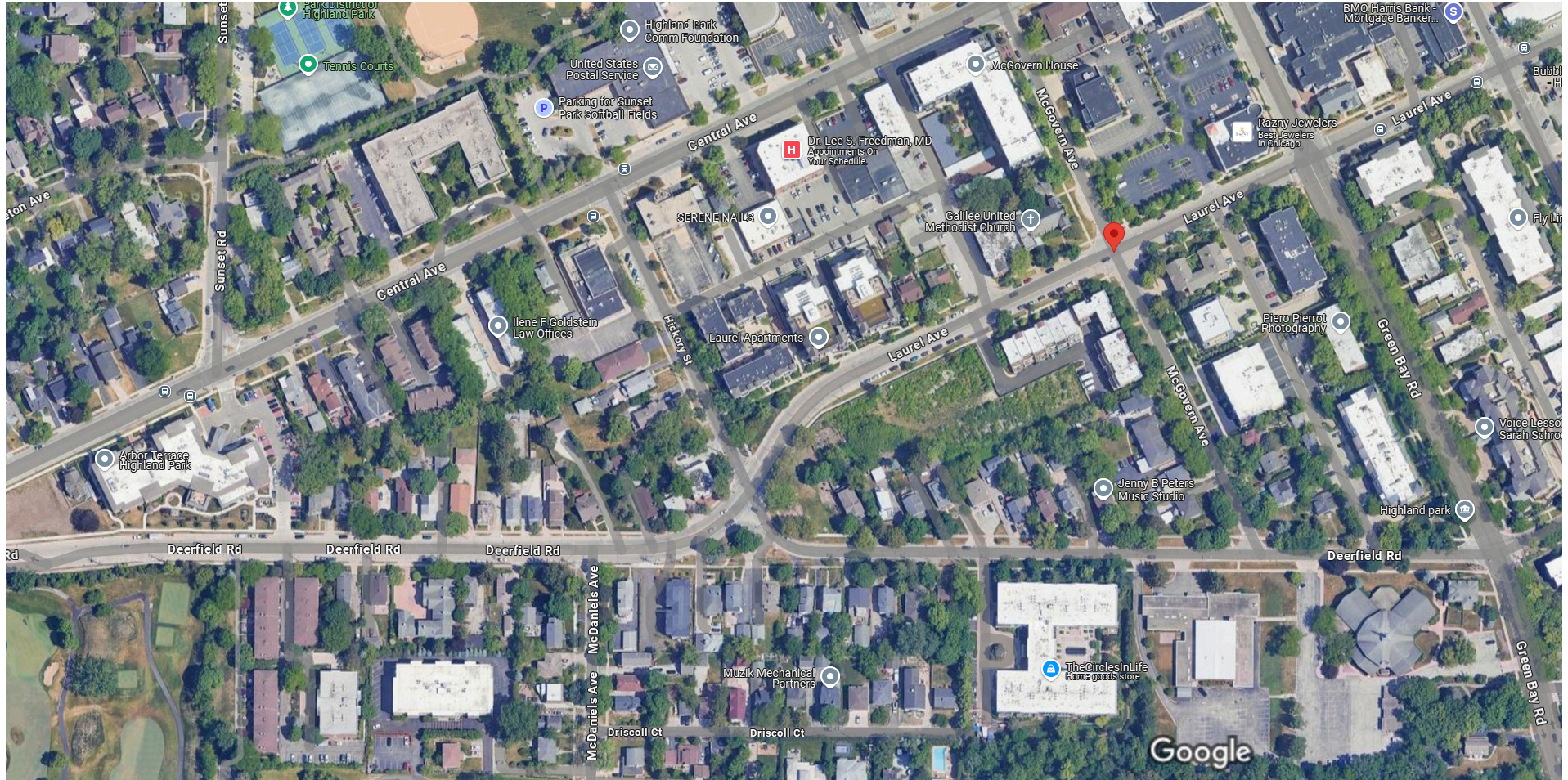
ORDERED BY: HP LAUREL PARK LLC / KINZIE BUILDERS LLC		CHECKED	DRAWN:
ADDRESS: LAUREL PARK, HIGHLAND PARK, IL			-
 CHICAGO GUARANTEE SURVEY COMPANY A Division of PLCS, CORPORATION LICENSE NO. 184-100532 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. 2024-32557-001	DATE: MARCH 24, 2026 SCALE: 1 INCH = 30 FEET	PAGE NO. 4 Of 4	

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PRELIMINARY



Laurel Ave & McGovern Ave



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

CHICAGO GUARANTEE SURVEY COMPANY

A DIVISION OF
PLCS Corporation

LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 1, 2, 15 THROUGH 20, INCLUSIVE, OUTLOT A AND OUTLOT B IN THE LAUREL PARK RESUBDIVISION, BEING A RESUBDIVISION IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 14, 2006, AS DOCUMENT NUMBER 6106194 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 6514972.

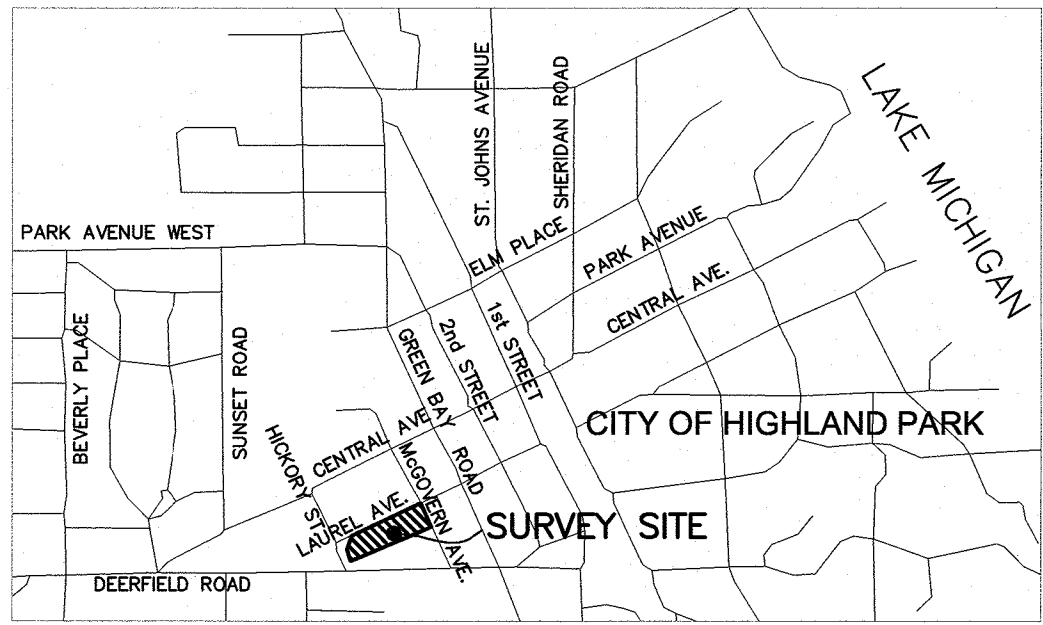
PARCEL 2:
OUTLOT C IN LAUREL PARK RESUBDIVISION, BEING A RESUBDIVISION IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 14, 2006, AS DOCUMENT NUMBER 6106194 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 6514972.

PARCEL 3:
EASEMENTS FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF PARCELS 1 AND 2 AS CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR LAUREL PARK ROW HOMES HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 30, 2007 AS DOCUMENT NO. 6275413.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS :

LOTS 15, 16, 17, 18, 19, 20, OUTLOTS A, B AND C, LAUREL PARK RESUBDIVISION HIGHLAND PARK, IL 60035

CONTAINING 81,592 SQUARE FEET OR 1.873 ACRES MORE OR LESS.



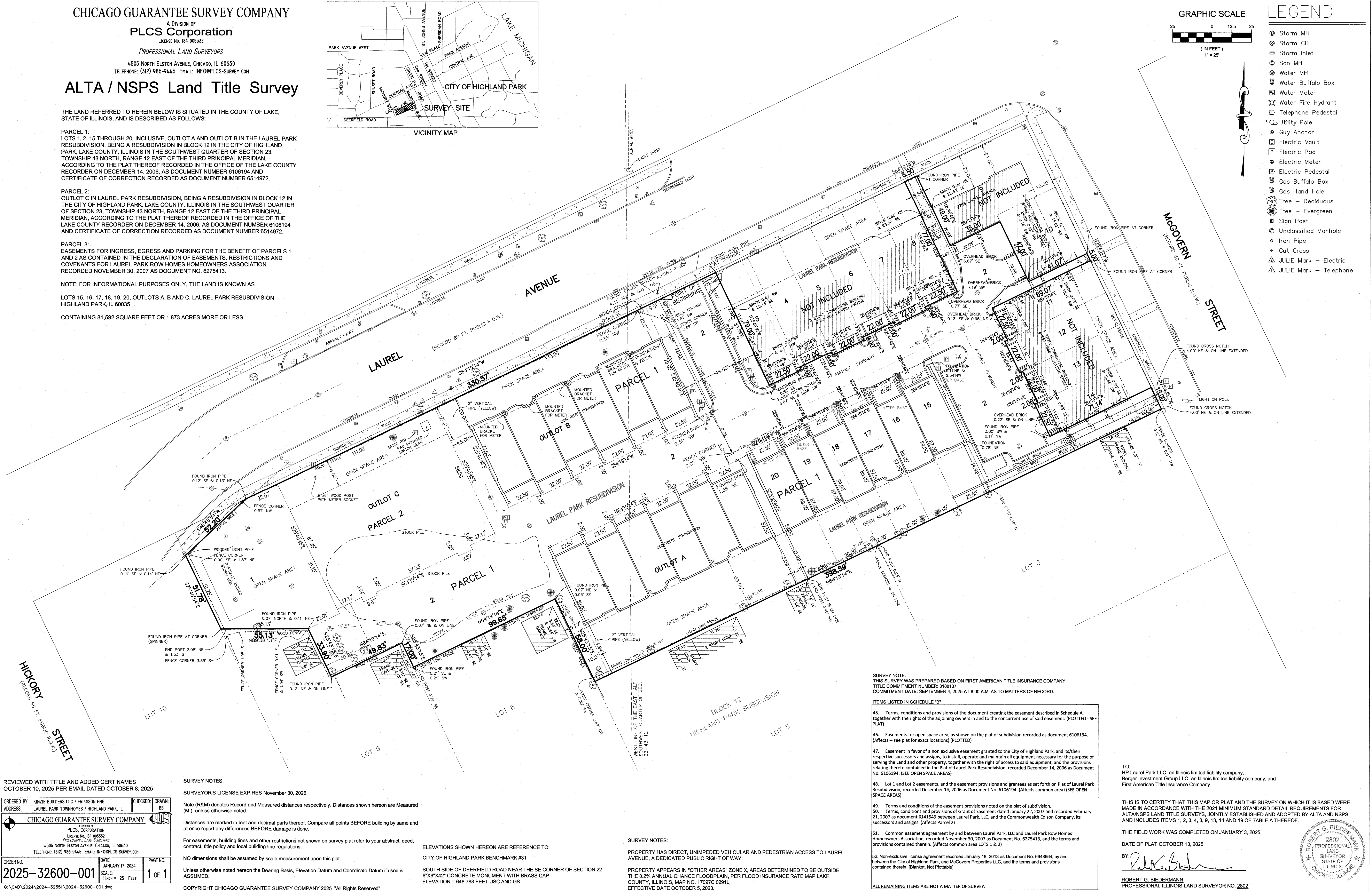
VICINITY MAP

GRAPHIC SCALE



LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- Water MH
- Water Buffalo Box
- Water Meter
- Water Fire Hydrant
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Vault
- Electric Pad
- Electric Meter
- Electric Pedestal
- Gas Buffalo Box
- Gas Hand Hole
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Unclassified Manhole
- Iron Pipe
- Cut Cross
- JULIE Mark - Electric
- JULIE Mark - Telephone



SURVEY NOTE:
THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NUMBER: 3188137
COMMITMENT DATE: SEPTEMBER 4, 2025 AT 8:00 A.M. AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

- Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement. (PLOTTED - SEE PLAT)
- Easements for open space area, as shown on the plat of subdivision recorded as document 6106194. (Affects -- see plat for exact locations) (PLOTTED)
- Easement in favor of a non exclusive easement granted to the City of Highland Park, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat of Laurel Park Resubdivision, recorded December 14, 2006 as Document No. 6106194. (SEE OPEN SPACE AREAS)
- Lot 1 and Lot 2 easements, and the easement provisions and grantees as set forth on Plat of Laurel Park Resubdivision, recorded December 14, 2006 as Document No. 6106194. (Affects common area) (SEE OPEN SPACE AREAS)
- Terms and conditions of the easement provisions noted on the plat of subdivision.
- Terms, conditions and provisions of Grant of Easement dated January 22, 2007 and recorded February 21, 2007 as document 6341549 between Laurel Park, LLC, and the Commonwealth Edison Company, its successors and assigns. (Affects Parcel 2)
- Common easement agreement by and between Laurel Park, LLC and Laurel Park Row Homes Homeowners Association, recorded November 30, 2007 as Document No. 6275413, and the terms and provisions contained therein. (Affects common area LOTS 1 & 2)
- Non-exclusive license agreement recorded January 18, 2013 as Document No. 6948664, by and between the City of Highland Park, and McGovern Properties LLC, and the terms and provisions contained therein. (Blanket, Not Plottable)

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

TO:
HP Laurel Park LLC, an Illinois limited liability company;
Berger Investment Group LLC, an Illinois limited liability company; and
First American Title Insurance Company

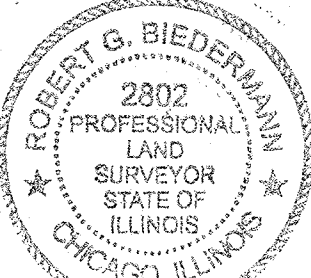
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 3, 2025

DATE OF PLAT OCTOBER 13, 2025

BY: *Robert G. Biederman*

ROBERT G. BIEDERMAN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



REVIEWED WITH TITLE AND ADDED CERT NAMES
OCTOBER 10, 2025 PER EMAIL DATED OCTOBER 8, 2025

ORDERED BY: KINZIE BUILDERS LLC / ERIKSSON ENG.	CHECKED: BB	DRAWN: BB
ADDRESS: LAUREL PARK TOWNHOMES / HIGHLAND PARK, IL		
CHICAGO GUARANTEE SURVEY COMPANY		
PLCS CORPORATION		
LICENSE NO. 184-005332		
PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2025-32600-001	DATE JANUARY 17, 2024	PAGE NO. 1 OF 1
SCALE: 1"= 25 FEET		

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SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Note (R&M) denotes Record and Measured distances respectively. Distances shown hereon are Measured (M.), unless otherwise noted.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT CHICAGO GUARANTEE SURVEY COMPANY 2025 "All Rights Reserved"

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:

CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6'X8'X42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

SURVEY NOTES:

PROPERTY HAS DIRECT, UNIMPEDED VEHICULAR AND PEDESTRIAN ACCESS TO LAUREL AVENUE, A DEDICATED PUBLIC RIGHT OF WAY.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP LAKE COUNTY, ILLINOIS, MAP NO. 17097C 0291L, EFFECTIVE DATE OCTOBER 5, 2023.

CHICAGO GUARANTEE SURVEY COMPANY

A Division of
PLCS Corporation

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

PARCEL 1:
LOT 1, LOTS 15 THROUGH 20, INCLUSIVE, OUTLOT A AND OUTLOT B IN THE LAUREL PARK RESUBDIVISION, BEING A RESUBDIVISION IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 14, 2006, AS DOCUMENT NUMBER 6106194 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 6514972, TOGETHER WITH THAT PART OF LOT 2 IN LAUREL PARK RESUBDIVISION AFORESAID, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 2 AFORESAID, BEING ALSO THE SOUTHEASTERLY LINE OF LAUREL AVENUE, 9.51 FEET NORTHEASTERLY OF THE NORTHEAST CORNER OF OUTLOT B; THENCE SOUTH 25 DEGREES 40 MINUTES 46 SECONDS EAST 108.00 FEET; THENCE NORTH 64 DEGREES 19 MINUTES 14 SECONDS EAST 8.01 FEET; THENCE SOUTH 25 DEGREES 40 MINUTES 46 SECONDS EAST 3.00 FEET TO THE NORTHWEST CORNER OF LOT 20 AFORESAID AND THE POINT OF TERMINUS, IN COOK COUNTY, ILLINOIS.

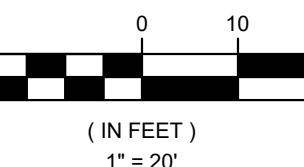
PARCEL 2:
OUTLOT C IN LAUREL PARK RESUBDIVISION, BEING A RESUBDIVISION IN BLOCK 12 IN THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 14, 2006, AS DOCUMENT NUMBER 6106194 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 6514972, IN COOK COUNTY, ILLINOIS.

CONTAINING, IN THE AGGREGATE, 64,231 SQUARE FEET, OR 1.475 ACRES, MORE OR LESS.

LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- Water MH
- Water Buffalo Box
- Water Meter
- Water Fire Hydrant
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Vault
- Electric Pad
- Electric Meter
- Electric Pedestal
- Gas Buffalo Box
- Gas Hand Hole
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Unclassified Manhole
- Iron Pipe
- Cut Cross
- JULIE Mark - Electric
- JULIE Mark - Telephone
- A=ASPHALT ELEVATION
- GR=GRAVEL ELEVATION
- FIE=FINISHED FLOOR ELEVATION
- FE=FINISHED FLOOR ELEVATION
- W=WALK ELEVATION
- X=CONCRETE ELEVATION
- TOE=TOP OF SLOPE ELEVATION
- TOB=TOP OF BANK ELEVATION
- C=CURB ELEVATION
- G=GUTTER ELEVATION
- EL=ELEVATION
- TW=TOP OF WALL ELEVATION
- BK=BRICK ELEVATION
- INV=INVERT ELEVATION

GRAPHIC SCALE



REVISED FEBRUARY 3, 2025 FIELD INV. LOC. PER #2025-32607
REVISED JANUARY 6, 2025 PER EMAIL DATED 12/30/24 (BB)
REVISED DECEMBER 19, 2024 ADD TOPOGRAPHY

ORDERED BY: KINZE BUILDERS LLC / ERIKSSON ENG. DRAWN BY: BB
ADDRESS: LAUREL PARK TOWNHOMES HIGHLAND PARK, IL
CHICAGO GUARANTEE SURVEY COMPANY
PLCS CORPORATION
LICENSE NO. 06-000332
PROFESSIONAL LAND SURVEYOR
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2024-32551-001
DATE: DECEMBER 19, 2024
SCALE: 1" = 20' FEET
PAGE NO. 1 OF 1

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SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building with same and at once report any differences BEFORE damage is done.

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COPYRIGHT CHICAGO GUARANTEE SURVEY COMPANY 2024 *All Rights Reserved*

ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF HIGHLAND PARK BENCHMARK #31

SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
6"x8"x42" CONCRETE MONUMENT WITH BRASS CAP
ELEVATION = 648.788 FEET USC AND GS

STATE OF ILLINOIS
COUNTY OF COOK

WE, CHICAGO GUARANTEE SURVEY COMPANY, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON JANUARY 17, 2025.

SIGNED ON FEBRUARY 3, 2025.

BY:

Ben Lott

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3584
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

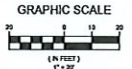


LOTS 1 & 2, ALSO LOTS 15 TO 20, INCLUSIVE, AND ALSO OUTLOTS A, B & C IN LAUREL PARK RESUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS
CONTAINING 61,592 SQUARE FEET, OR 1.873 ACRES, MORE OR LESS.

LEGEND

- Storm M/I
- Storm CB
- Storm Inlet
- Son M/I
- Water M/I
- Water B/Hold Box
- Water Meter
- Water Fire Hydrant
- Telephone Pedestal
- Utility Pole
- Cut Anchor
- Electric Vault
- Electric Post
- Electric Meter
- Electric Pedestal
- Gas B/Hold Box
- Gas Hand Hole
- Trees - Deciduous
- Trees - Evergreen
- Sign Post
- Unclassified Markhole
- Iron Pipe
- Cut Cross
- JULIE Mark - Electric
- JULIE Mark - Telephone

- A-ASPHALT ELEVATION
- GR-GRASS ELEVATION
- FFE-FINISHED FLOOR ELEVATION
- W-WALK ELEVATION
- X-CONCRETE ELEVATION
- TOB-TOP OF BANK ELEVATION
- TOB-TOP OF BANK ELEVATION
- C-CLUB ELEVATION
- Q-QUARTER ELEVATION
- EL-ELEVATION
- TH-TOP OF WALL ELEVATION
- EC-ROCK ELEVATION
- TF-TOP OF FOUNDATION



RECEIVED DECEMBER 18, 2024 AND DEPOSITED
BY: LANCE B. JONES, J.D. (DECEMBER 18, 2024)
CHICAGO GUARANTEE SURVEY COMPANY
LORD & BAYNE
4355 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (312) 551-5143 FAX: (312) 551-5144
2024-32551-001
1 of 1

SURVEY NOTES:
SURVEYOR'S LICENSE EXPIRES November 30, 2026
Note (RAM) denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, site plan and local building law regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Unless otherwise noted herein the Bearing, Elevation Datum and Coordinate Datum if used is ASSUMED.
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ELEVATIONS SHOWN HEREON ARE REFERENCE TO:
CITY OF CHICAGO BENCHMARK #11
SOUTH SIDE OF DEERFIELD ROAD NEAR THE SE CORNER OF SECTION 22
ELEVATION = 648.788 FEET USG AND GS

STATE OF ILLINOIS
COUNTY OF COOK
I, LANCE B. JONES, J.D., hereby certify that I have surveyed the above described property and that the plat herein shown is a correct representation of said survey conducted to a temperature of 68° Fahrenheit.
FIELD MEASUREMENTS COMPLETED ON: DECEMBER 14, 2024
DATED ON DECEMBER 18, 2024
BY: *Lance B. Jones*
PROFESSIONAL LAND SURVEYOR NO. 304
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS BOARD OF SURVEYING FOR A BOUNDARY SURVEY.





31064 North IL Route 83, Grayslake, IL 60030

February 4, 2025

Kinzie Group

Neil O'Shaughnessy 216-924-0808

noshaughnessy@kinziegroup.com

Tree Inventory

Highland Park - Laurel Park Development

812 Laurel Avenue, Highland Park IL

Prepared by: John Schiemann IL-5248A

Date: 2/3/2025

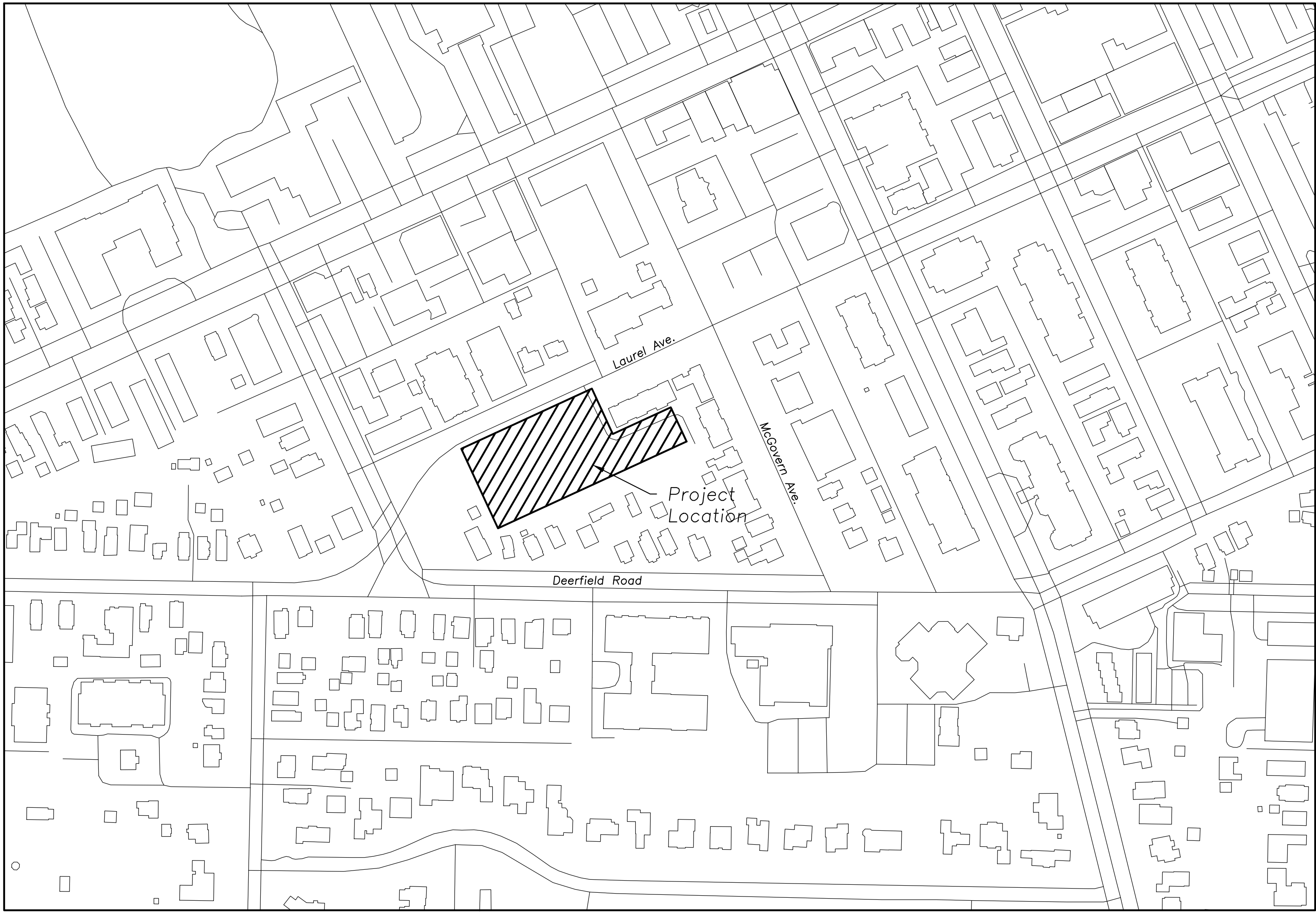
Tag Number	DBH (in)	Species	Condition	Note
371	12	Arborvitae	3	Rhizosphere needle disease
372	16	Blue Spruce	4	
373	19	Box Elder	4	
374	10	Black Walnut	4	
375	12	Black Walnut	4	
376	16	Blue Spruce	4	Rhizosphere needle disease
377	8	American Elm	4	
378	12	Mulberry	5	Trunk decay
379	14	American Elm	5	Dutch elm disease
380	10, 10, 11	Box Elder	4	
381	11	Box Elder	4	
382	20	Box Elder	4	
383	12	Black Walnut	5	
384	12	Cedar	4	
385	18	Box Elder	5	
386	12	American Elm	5	Dutch elm disease
387	11	Cedar	3	Cedar apple rust
388	16	Arborvitae	3	

Condition Key

1	Excellent
2	Good
3	Fair
4	Poor
5	Very poor
6	Dead

LAUREL PARK TOWNHOMES

LAUREL AVE. & MCGOVERN AVE.,
HIGHLAND PARK, ILLINOIS 60035



SITE LOCATION MAP (N.T.S.)

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

SURVEY PROVIDED BY:

Plot of Survey Provided By Chicago Guarantee Survey Company For Kinzie Builders LLC And Eriksson Engineering And Associates On December 14, 2024.
Order Number 2024-32551-001

PROJECT BENCHMARKS

Elevations Shown Hereon Are Reference To:

City Of Highland Park Benchmark #31

South Side Of Deerfield Road Near The SE Corner Of Section 22
22' 6"X6"X42" Concrete Monument With Brass Cap
Elevation = 648.788 Feet U.S.C And G.S

INDEX OF SHEETS

- C0.0 Civil Cover Sheet
C1.1 Site Demolition Plan
C2.1 Site Geometry Plan
C3.1 Site Utility Plan
C4.1 Grading and Paving Plan
C5.1 Soil Erosion and Sediment Control Plan
C6.1 Civil Details



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

LAUREL PARK TOWNHOMES
LAUREL AVE. & MCGOVERN AVE.
HIGHLAND PARK, ILLINOIS

Reserved for Seal:



No.	Date	Description
	02/11/25	PROGRESS SET
	02/13/25	100% SCHEMATIC DESIGN
	03/13/25	FOR PERMIT
	05/02/25	FOR PERMIT
	05/20/25	IFB
	07/02/25	IFB REV 1

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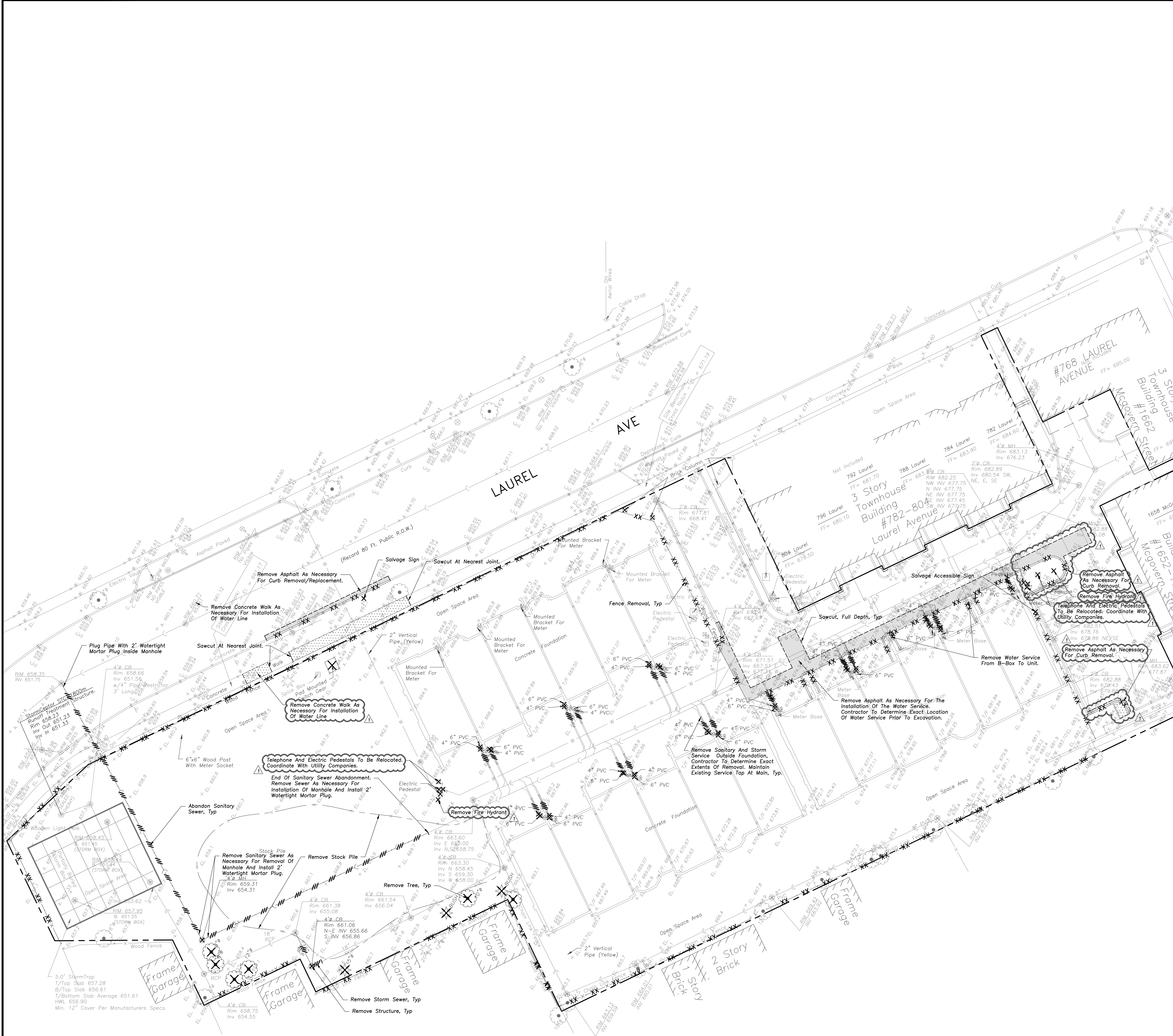
Design By: NH Approved By: MR Date: 02/13/25

Sheet Title:

CIVIL COVER
SHEET

Sheet No:

C0.0



DEMOLITION LEGEND

- Utility Line Removal/Abandonment
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All City Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- The Existing Buildings Are to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall Be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- Perform Tree Pruning in All Locations Where Proposed Pavement and/or Utility Installation Encroach Within the Existing Drip Line of Existing Trees to Remain. All Trenching Within the Drip Line of Existing Trees to Remain Shall Be Done Radially Away From Trunk If Roots in Excess of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Much for Proposed Landscaping Where Applicable and Accessible to Architect.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

LEGEND

- | EXISTING | PROPOSED |
|--------------------------------------|--------------------------------------|
| Manhole | Manhole |
| Drainage Structure | Drainage Structure |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Ballard | Ballard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| Electric Manhole | Electric Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing at Drip Line | Tree Protection Fencing at Drip Line |

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of the Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Utilities Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The City of Highland Park A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Deterioration Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appearance Locations.
- The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plot of Survey Provided By Chicago Guarantee Survey Company For Kinzie Builders LLC And Eriksson Engineering And Associates On December 14, 2024.
Order Number 2024-32551-001

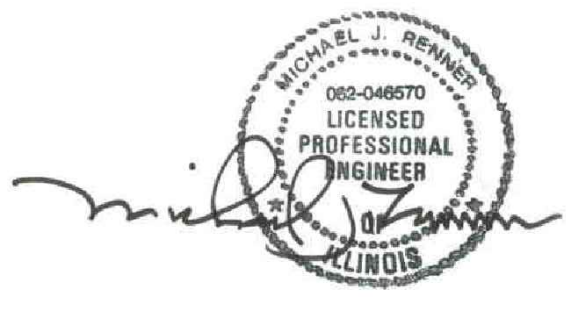
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Elevations Shown Hereon Are Reference To:
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South Side Of Deerfield Road Near The SE Corner Of Section 22
6"x6"x42" Concrete Monument With Brass Cap
Elevation = 648.788 Feet USC And GS

LAUREL PARK TOWNHOMES

LAUREL AVE. & MCGOVERN AVE.
HIGHLAND PARK, ILLINOIS

Reserved for Seal:

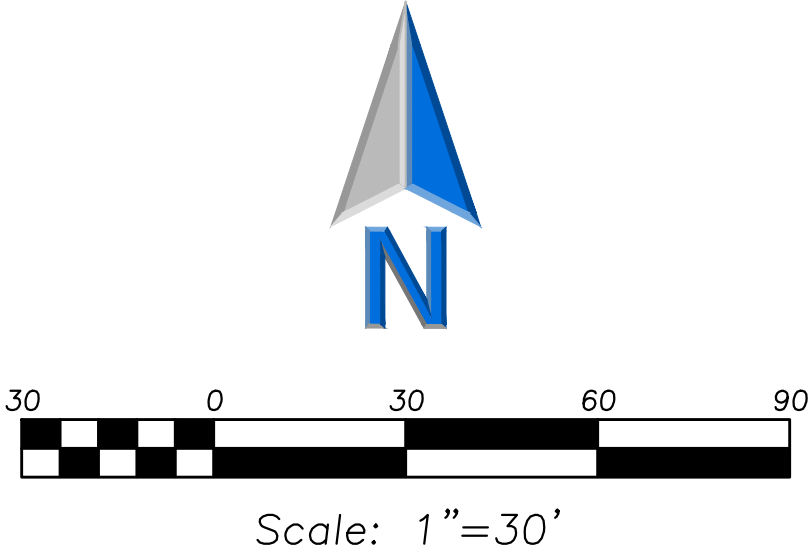
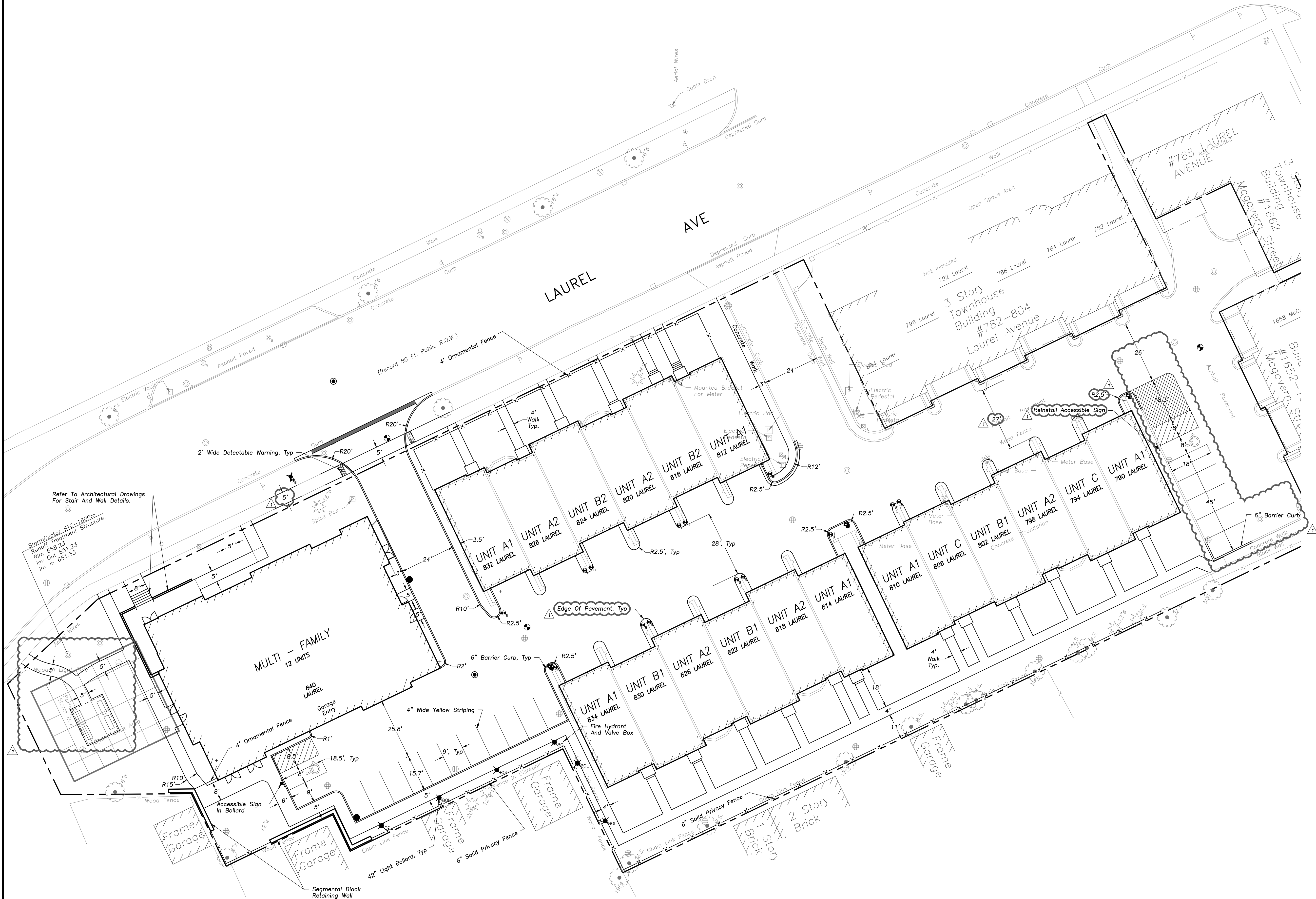


No.	Date	Description
	02/11/25	PROGRESS SET
	02/13/25	100% SCHEMATIC DESIGN
	03/13/25	FOR PERMIT
	05/02/25	FOR PERMIT
	05/20/25	IFB
	07/02/25	IFB REV 1

Design By:	Approved By:	Date:
NH	MR	02/13/25

SITE DEMOLITION PLAN

Sheet No:
C1.1



GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Ballard	Ballard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing at Trip Line	Tree Protection Fencing at Trip Line

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The City of Highland Park A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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South Side Of Deerfield Road Near The SE Corner Of Section 22 6"X6"X42" Concrete Monument With Brass Cap
Elevation = 648.788 Feet USC And GS

LAUREL PARK TOWNHOMES
LAUREL AVE. & MCGOVERN AVE.
HIGHLAND PARK, ILLINOIS

Reserved for Seal:



No.	Date	Description
	02/11/25	PROGRESS SET
	02/13/25	100% SCHEMATIC DESIGN
	03/13/25	FOR PERMIT
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	07/02/25	IFB REV 1

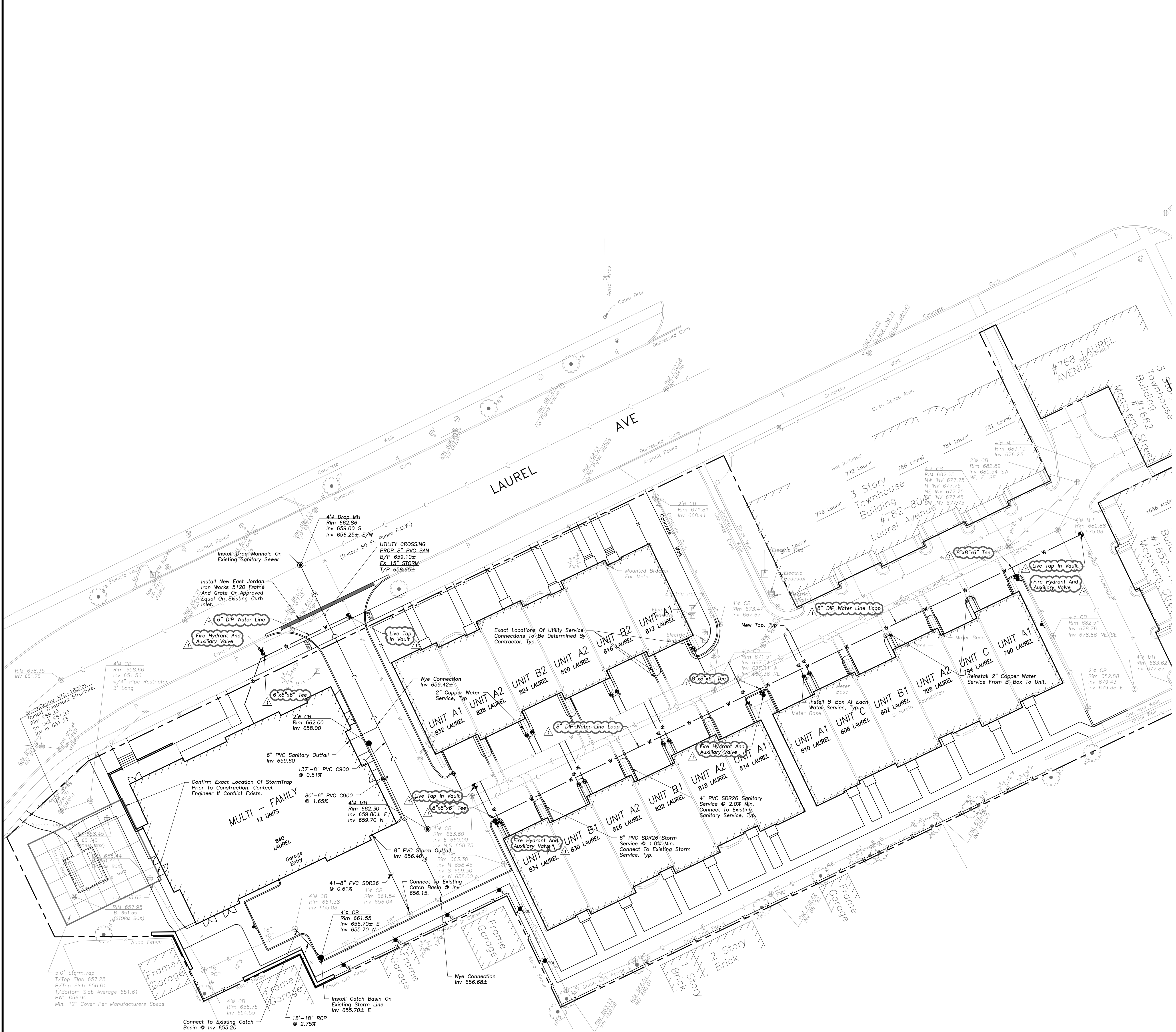
Design By:	Approved By:	Date:
NH	MR	02/13/25

Sheet Title:

SITE GEOMETRY
PLAN

Sheet No.:

C2.1



UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered And Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of Water Supplies Shall Be As Described In Section 370.350 of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
- Adjust Frame Elevations of All Structures Located Within The Limits of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary and Install New Mortar At Rings and Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.
- Obtain As-Built Information For All Pipes. In Accordance With As-Built Document Requirements, Prior To The Installation of Any Inlet Holes Or Trash Racks.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Slabs Install the Following Minimum Height of Grade Rings:
4" Diameter Structure - 4"
6" Diameter Structure - 6"
8" Diameter Structure - 8"
- All Catch Basins to Be Installed Along Curb and Gutter (8'-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep 8'-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure is To Fall Within the Flowline of the Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Sanitary Manholes Shall Include a Chimney Seal.

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Ballvalve	Ballvalve
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
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- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Delineation Stations and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appurtenance Locations.
- The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork and Paving Work Under This Contract Unless Noted Otherwise.

North Shore Water Reclamation District Notes:

- The contractor shall notify both the North Shore Water Reclamation District and the municipality within whose boundaries the proposed sanitary sewer construction will take place a minimum of 24 hours prior to the start of construction. The North Shore Water Reclamation District can be notified by phone at 847-623-6660.
- All sanitary sewer pipe shall be bedded, with a minimum of 6" below the pipe and 12" above the pipe, in CA-6 crushed material. CA-7 may be allowed at the discretion of the North Shore Water Reclamation District if extremely wet conditions are encountered.
- The connection to downstream sewers shall be plugged with a water tight concrete plug and maintained in place until connection is approved by the North Shore Reclamation District.
- All sanitary sewer extensions shall be selected in the presence of North Shore Reclamation District personnel after having notified the District a minimum of 24 hours prior to televising by phone at 847-623-6660. A copy of the televising cover extension, in electronic format, shall be submitted to the District for approval.
- All sanitary sewer extensions shall be subject to an infiltration test under the supervision of and witnessed by the District. Infiltration as determined by such test shall not exceed 200 gallons per inch diameter per day per mile for all sewers up to and including 24 inches in diameter and 5,000 gallons per day per mile for any sewer or sewers over 24 inches in diameter or any portion thereof.

SURVEY PROVIDED BY:

Plot of Survey Provided By Chicago Guarantee Survey Company For Kinzie Builders LLC And Eriksson Engineering And Associates On December 14, 2024.
Order Number 2024-32551-001

PROJECT BENCHMARKS

Elevations Shown Hereon are Reference To:
City of Highland Park Benchmark #31
South Side Of Deerfield Road Near The SE Corner Of Section 22
6"x6"x42" Concrete Monument With Brass Cap
Elevation = 648.788 Feet USC And GS

**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-00332-0
EXPIRES: 04/30/2025

LAUREL PARK TOWNHOMES

LAUREL AVE. & MCGOVERN AVE.
HIGHLAND PARK, ILLINOIS

Reserved for Seal:

No.	Date	Description
	02/11/25	PROGRESS SET
	02/13/25	100% SCHEMATIC DESIGN
	03/13/25	FOR PERMIT
	05/02/25	FOR PERMIT
	05/20/25	IFB
	07/02/25	IFB REV 1

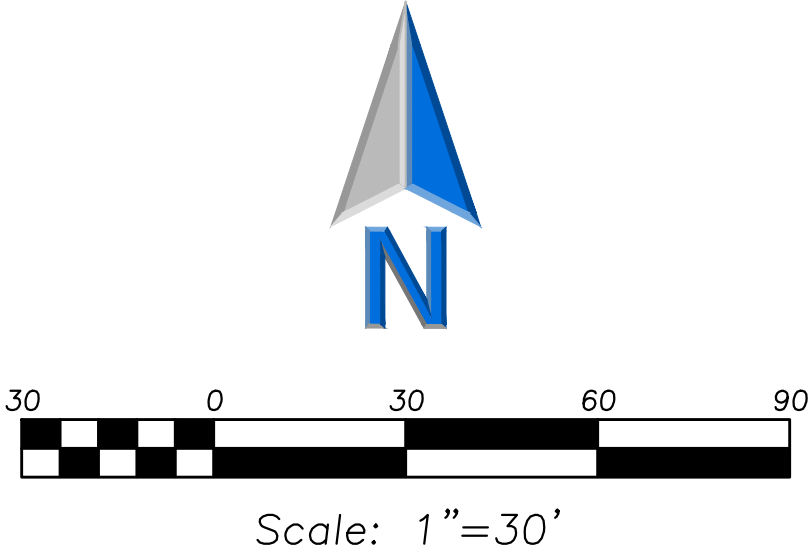
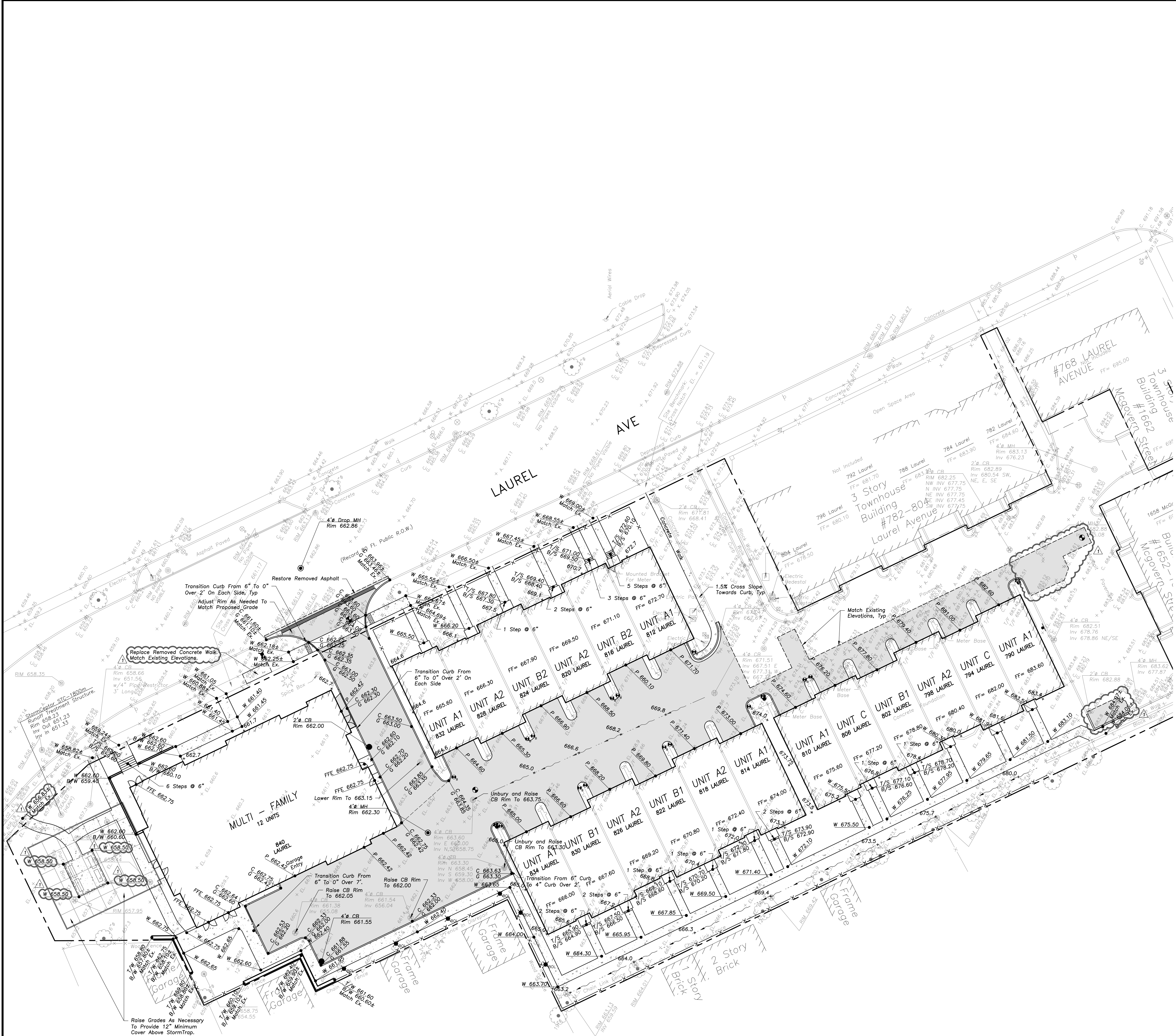
Design By: **NH** Approved By: **MR** Date: **02/13/25**

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C3.1



PAVING & SURFACE LEGEND

	Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NSD 2 1/2" Hot Mix Asphalt, IL-19.0, NSD Prime Coat (0.25 gal/sq yd) 8" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 5 oz/sy
	Concrete Sidewalk Section 5" Portland Cement Concrete Curing and Sealing Compound 6"x6" W1.4xW1.4 Welded Wire Fabric 4" Aggregate Base Course, Type B, Crushed

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Restored With Seed And Blanket Unless Noted Otherwise On The Landscape Drawings.
4. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
5. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted

LEGEND

EXISTING	PROPOSED

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermain, Sewer, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of the Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The City of Highland Park A Minimum of 48 Hours in Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner or to Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
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9. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Watermain and Valve and Appurtenance Locations.
10. The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SURVEY PROVIDED BY:

Plot of Survey Provided By Chicago Guarantee Survey Company For Kinzie Builders LLC And Eriksson Engineering And Associates On December 14, 2024.
Order Number 2024-32551-001

PROJECT BENCHMARKS

Elevations Shown Hereon Are Reference To:
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South Side Of Deerfield Road Near The SE Corner Of Section 22 6"x6"x42" Concrete Monument With Brass Cap
Elevation = 648.788 Feet USC And GS



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HIGHLAND PARK, ILLINOIS

Reserved for Seal:



No.	Date	Description
02/11/25	PROGRESS SET	
02/13/25	100% SCHEMATIC DESIGN	
03/13/25	FOR PERMIT	
05/02/25	FOR PERMIT	
07/02/25	IFB REV 1	

Design By: NH Approved By: MR Date: 02/13/25

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C4.1

JUREL AVE. & MCGOVERN AVE.
HIGHLAND PARK, ILLINOIS

A circular professional engineer seal for Michael J. Rehner, State of Illinois, License No. 062-046670. The seal is stamped over a signature that appears to be 'Michael J. Rehner'.

ERIKSSON ENGINEERING ASSOCIATES, LTD., 2024
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN

Design By:	Approved By:	Date:
NH	MR	02/13/2

FILE	DATE	SE/TS/RE

Sheet Title:

SOIL EROSION

SOIL EROSION

AND SEDIMENT

CONTROL PLAN

CONTROL PLAN

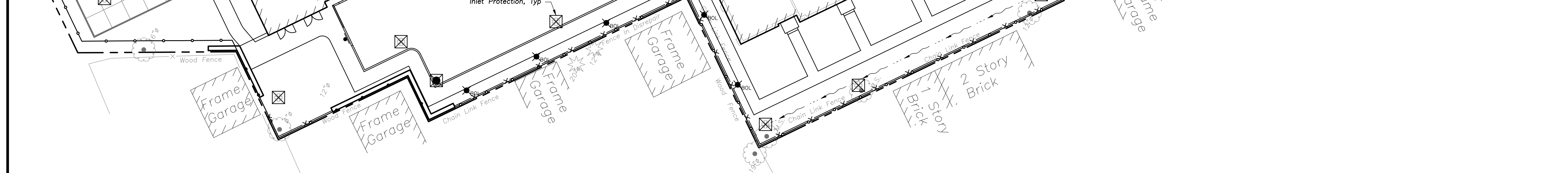
Sheet No: _____

Sheet No. _____

C5 1

CS.1

Page



	Silt Fence
	Catch-All, Pork Chop Sedigraph (or equal) Paved or Existing Stabilized Areas

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.

- 15. Control Blanket, or Approved Equivalent.
- 16. Prepare Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.
- 17. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- 18. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period. Of The IEPA NPDES General Permit No ILRTO And Local And County Permits.
- 19. Dewatering Of Excavations Shall Be Performed in A Manner Such As Through the use of Filter Bags or Polymer Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary To Open Water.

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flored End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sign Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Swale	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brubline	
	Tree Protection	

[illegible]

Plat of Survey Provided By Chicago Guarantee Survey
Company For Kinzie Builders LLC And Eriksson Engineering
And Associates On December 14, 2024.
Order Number 2024-32551-001

Elevations Shown Hereon Are Reference To:
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South Side Of Deerfield Road Near The SE Corner Of Section
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DRAFT FINDINGS OF FACT

Public Meeting #SUB-2026-00016 for a Plat of Resubdivision with Variations (790 Laurel Ave., 794 Laurel Ave., 798 Laurel Ave., 802 Laurel Ave., 806 Laurel Ave., 810 Laurel Ave.; 814-834 Laurel Ave.; 812-832 Laurel Ave.; 836 Laurel Ave.; and 844 Laurel Ave.)

DRAFT FINDINGS OF FACT FOR PLAT OF RE-SUBDIVISION

In order to proceed with their development the Applicant is asking to re-subdivide the properties. The PDC finds per Section 151.009 the variations requested do not affect the general plan or the spirit of the subdivision code. This plat was previously approved on Sept. 25, 2026, and this is a request for re-approval. These variances were granted by City Council on Sept. 25, 2025 with Resolution No. R114-2025. The Plan and Design Commission recommended approval previously (5-0) on July 15, 2025.

- (A)(1). The easement lot/parcel is more than 4-sides – this is a pre-existing condition from the first plat.
 - (A)(2). The pads are less than 125' deep – this was approved for the other pads in Phase I.
 - (A)(5). The townhome units in the rear will not have direct access onto the street – this was contemplated and approved in Phase I.
-

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the July 21, 2026 Commission Meeting
RE: **Public Hearing #PUD-2026-00083 & PUD-2026-00084 for a Zoning Map Amendment to Rezone from RM1A to RO, a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, and Design Review, with Modifications and Variations from City Code, for multi-story Multiple-Family Developments (1696-1704 McGovern St. and 793 Laurel Ave.)**

PROJECT SUMMARY:

Applicant has requested a continuation to the September 15, 2026 PDC meeting. Staff has no objections to this request. Please see **Attachment 1** for the applicant’s request.

From: [Michael Ezgur](#)
To: [Hoffmann, Patrick](#)
Subject: 1696 McGovern/793 Laurel - Planned Development project
Date: Thursday, July 16, 2026 1:54:20 PM

[EXTERNAL EMAIL]

Patrick,

As discussed, we are hereby requesting a continuance of the currently scheduled July 21, 2026 Plan and Design Commission hearing for this project, until September 15, 2026.

Please confirm.

Thank you,

Michael Ezgur
Acosta Ezgur, LLC
1030 W. Chicago Avenue
Third Floor
Chicago, IL 60642
312-617-8900
michael@acostaegzur.com

REPORT – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the July 21, 2026 Commission meeting
RE: **Public Hearing #PUD-2026-00086 for a Special Use Permit in the Nature of a Preliminary and Final Planned Development; Design Review; variations and modifications from City Codes; and to amend the Planned Development approval O29-98 for property commonly known as “Town of Fort Sheridan” including the Town of Fort Sheridan Master Redevelopment Plan (0 Patten Rd.; a vacant parcel with PIN 1611301063 adjacent to the property 3535 Patten Rd.)**

Recommendation.

This item is on the agenda for the Tuesday, July 21 Plan and Design Commission meeting as it was continued to this date; however, please note the following:

- The Applicant has withdrawn their application, and there will be **no** consideration for their project.

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“*Commission*”)
FROM: Community Development Department
DATE: for the July 21st, 2026 Commission meeting
RE: **Public Hearing #SUP-2026-00010 to amend a Special Use Permit and Special Exception approved on Sept. 14, 2009 by Ordinance No. O54-09, for a project to allow relocation of a driveway and related changes, and Design Review, with Variances (1301 Clavey Rd. and 1377 Deer Creek Parkway)**

RECOMMENDATION:

Staff recommend the Commission review the materials and discuss the proposed amendments to the existing ordinance.

Findings of Fact are included as **Attachment 6** that recommend approval¹.

PROJECT SUMMARY:

Larry Mason (the “*Applicant*”), acting as an agent for Makom Solel (the “*Property Owner*”), proposes an amendment to Ordinance No. 54-09, which granted a special use permit and a special exception for the property located at 1301 Clavey Road (the “*Property*”). The Applicant proposes the following amendments:



- Relocate existing entrance & exit from Clavey Road to Deer Creek Parkway².
 - The Highland Park Park District has provided a letter acknowledging the project and entering into a non-binding letter of intent with the Applicant (**Attachment 4**)³.
 - Installation of new driveway from Deer Creek Parkway to existing parking lot.
 - Removal of existing driveway from Clavey Road.
 - Install new landscaped area in place of the proposed removal of the existing Clavey road entrance & exit.
- Relocate the ground (monument) sign posted next to the existing entrance & exit on Clavey Road to the new driveway entrance.
 - It's staff's understanding the sign will remain on the Property, and staff has informed the Applicant that if the signage is placed on the Park District property that will need a sign variance.

¹ As requested by the Applicant and are not a staff recommendation. The Commission may recommend approval, approval with conditions, denial, or continue, if more information is needed.

² Deer Creek Parkway is a private street, located on Highland Park Park District property.

³ The Highland Park Park District will need to sign-off, as appropriate (including for permits or other approvals) prior to any City approval for work on the Park District's property.

The site is two tax parcels with frontage on Clavey Road. The property is currently being used as a House of Worship. In addition, there is an existing onsite parking lot, and an existing principal entry and exit with vehicular traffic moving to and from Clavey Road

The Applicant is requesting an amendment to the previously approved ordinance, which granted a Special Use permit and Special Exception. The overall footprint of the principal structure will remain the same, with changes specifically limited to the existing driveway / maneuvering area and new driveway.

No new landscaping is required; however, the applicant has stated their intention to also add up to 10 new Norway Spruce trees to the property.

During the City's review concerns were raised about removing access to the west side of the building and fire operations. Based on these comments the Applicant provided in **Attachment 5 Alternate Plans**.

1. **Plan 1. Access From North:** This is the Applicant's preferred option as it tracks most closely with our security objectives.
2. **Plan 2. Access With Turnaround:** This is the Applicant's compromise option.
 - a. The City Fire Dept. supports this option.
3. **Plan 3. Access With Through Lane:** This alternative is the Applicant's least desirable option for multiple reasons.

Staff also pointed out the following:

- The Fire Dept. may want a Knox Box for access to the security gate.
- The Applicant's design professional should verify the fire trucks can maneuver the turnaround.

These comments were relayed to the Applicant, and they will respond at the Tuesday, July 21 public hearing.

PREVIOUS CONSIDERATION & CHANGES:

Ordinance No. 54-09 was originally approved by City Council in September of 2009. The ordinance granted a Special Use Permit and a Special Exception for parking. The existing ordinance is included in packet as **Attachment 3**.

➤ The following considerations are before the Commission:

1. An amendment to an Ordinance granting a Special Use Permit and a Special Exception for parking (the 2009 ordinance is included as **Attachment 3**).
 - a. Relocate existing entrance & exit from Clavey Road to Deer Creek Parkway – **See Attachment 2 and also Attachment 5**.
 - b. Relocate associated signage posted next to existing entrance & exit on Clavey Road to Deer Creek Park Way – **See Attachment 2**.
 - c. Installation of new driveway from Deer Creek Parkway to existing parking lot – **See Attachment 2 and 5**.
 - d. Removal of existing driveway from Clavey Road – **See Attachment 2 and 5**.

- e. Install new landscaped area in place of the proposed removal of the existing Clavey road entrance & exit – **See Attachment 2 and 5.**

Also, the Applicant's narrative and supporting documents are included in **Attachment 1.**

ZONING ANALYSIS:

Land Use.

The property's principal use is a House of Worship, and is located in the R1 – Single Family Housing zoning district. Religious Institution are listed as "C" for Conditional Use in this zoning district per Sec 150.490. The Applicant has already received approval for this use as part of the approved ordinance from September of 2009 (54-09).

Off-Street Parking & Loading.

- No addition or change to the building is proposed; nothing is proposed that would increase the off-street parking requirement.
- The Applicant did receive a Special Exception for parking as part of the approved ordinance (54-09), and no changes to the parking space count is proposed.

Exterior Lighting and Landscaping.

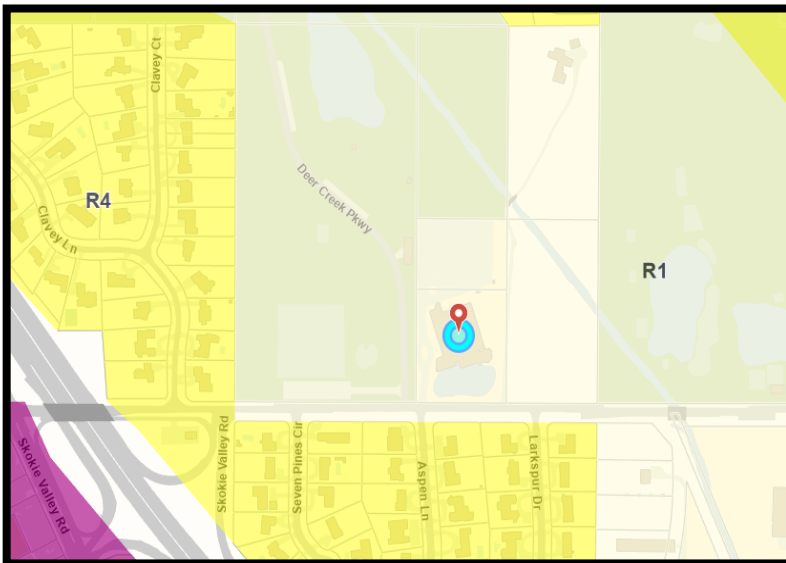
No new exterior lighting proposed.

No new landscaping is required, as no new foundation (for a building) is proposed. Vehicular Use Area is being removed, and the new driveway does not trigger new Vehicular Use Area plantings per Article 22 of Chapter 150 Zoning Code.

Bulk Regulations.

No construction is proposed that has to meet bulk regulations in Article 7 of Chapter 150 Zoning Code.

NEIGHBORHOOD REVIEW:



Below is a summary of the zoning districts and land uses around the subject property:

West: Immediate west is R-1 County Estate Single Family; there is a single-family neighborhood.

North: R-1 County Estate Single Family; there is Park District property.

South: R-4 Moderate Single Family Housing; there is Clavey Rd. and there is a single-family neighborhood across the street.

East: R-1 County Estate Single Family; there is a single-family home and a golf course

SIGNAGE REVIEW:

There is existing signage situated near the existing principal entrance and exit way of the property along Clavey Road. The proposed amendment would relocate the existing signage due north to the new proposed entry and exit along Deer Creek Parkway. The applicant has confirmed that the signage will remain on their property. If the signage is relocated to the Park District property that will require a variation for off-site signage.

PUBLIC BENEFIT:

This is not a Planned Development and no public benefit requirement is triggered.

CITY DEPARTMENT COMMENTS:

The following provides summary comments from City staff.

- *Public Works - Engineering Division:* Upon abandonment of the existing drive, the depressed curb and gutter should be removed and replaced with full depth curb & gutter. This is a requirement that will be addressed during permitting.
- *Public Works – Forestry Division:* There appears to be minimal impact to established trees. In the event the amendment is approved, any tree preservation concerns will be handled by Forestry, within the permitting phase of development
 - STAFF NOTE: On 7/16 the applicant provided more detail on the specific species of tree they propose to plant in place of the driveway on Clavey road. This information was routed to the City Forester and additional comments have been provided. They are as follows, and these comments are notes to be handled in permitting:
 1. Best forestry practice dictates avoiding locating the new spruces under the utility lines. Otherwise they will be subject to utility clearance pruning.
 2. Whether the entrance to the synagogue gets relocated to Deer Creek Parkway, or they keep their existing driveway, I would advise them to adhere to [Section 150.808](#). Specifically, ensuring that a 25' vision triangle (visual clearance) is maintained at the entrance of Deer Park Ct/synagogue driveway at Clavey Road. That way, the proposed landscape installation does not obstruct the view for pedestrians or motor vehicle traffic.
- *Fire Department and Building Division:* The first option will limit fire suppression access by removing the west side of the building from roadway access. The location of the FDC should be checked to see if it will still be accessible to responding Fire Companies after the driveway access changes. Additionally, the driveway entrance and access should allow for Fire Apparatus.
 - STAFF NOTE: The applicant has been made aware of these comments prior to the July 21st meeting. The applicant has since provided alternate locations for the entrance and exit relocation on 6/26/26 and comments were provided to the Applicant leading up to the July 21 meeting – those comments are provided earlier in this report.

STANDARDS OF APPROVAL:

The applicant has submitted an application for an Amendment to an Ordinance granting a Special Use Permit with Special Exceptions for parking. Design Review is triggered as well, as exterior changes are being proposed to the property. The following chapters provide the standard of review for this consideration. The Commission must consider all the standards and all standards must be met, as appropriate and indicated in the below sections of City Code.

Chapter 150, [ARTICLE XIV](#) – SPECIAL USES, Sec. 150.1404(A).
Chapter 176, [ARTICLE II](#). - DESIGN REVIEW STANDARDS

SPECIAL USES – CHAPTER 150, ARTICLE XIV

This proposal is subject to the provisions in Chapter 150 of the City Code, “Special Uses”. These include the following:

“Sec. 150.1404(A) The Plan and Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

- (1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;
- (3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;
- (4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;
- (5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;
- (6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;
- (7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;
- (8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and
- (9) The special use shall comply with all applicable requirements set forth in this Chapter.”

“(B) In order to comply with the foregoing standards and to protect adjacent property and property values, the Plan and Design Commission or the City Council, as the case may be, may impose conditions and restrictions upon the subject property; and the location, construction, and design of buildings”

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:

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

(A) Site Plan.

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

Staff Comment & Review:

- A landscaping plan was approved as part of the original Ordinance No. 54-09. The applicant is proposing to add additional landscaping in place of the relocated entrance and exit. The applicant is not proposing to remove any existing landscape element, and therefore, would remain in conformance with the provisions set forth in Sec 150.2220. No new landscaping is required for the proposed changes, as no new foundation is proposed and no new vehicular use area is proposed that would trigger those plantings.

(B) Site Treatment.

- (1) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.*
- (2) Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.*
- (3) Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.*
- (4) Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.*

Staff Comment & Review:

- The proposed driveway has raised concerns from the City’s Fire Department Chief and those comments are in previous sections of this report.

(C) Building Design.

- (1) Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.*

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

Staff Comment & Review:

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

(D) Lighting.

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

Staff Comment & Review:

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

(D) Awnings.

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

Staff Comment & Review:

- This standard does not apply to this proposal

(F) Fences. *Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

Staff Comment& Review:

- This standard does not apply to this proposal.



SUPPLEMENT TO SPECIAL USE PERMIT APPLICATION RE:
MAKOM SOLEL LAKESIDE, 1301 CLAVEY ROAD, HIGHLAND PARK, IL 60035

- If the SUP is approved, due to the urgent security driven basis of the proposal, it is Makom Solel Lakeside's plan to complete the project in phases. The first phase of the work will be focused on the installation of the new driveway from Deer Creek Parkway to the existing Makom Solel Lakeside Parking lot. Access will require an easement agreement to be finalized with the Park District of Highland Park, which supports the SUP, in conjunction with approval of the SUP by the City of Highland Park. See March 27, 2026 LOI.
- Total Paving and Brick Services has been selected as the contractor to perform this work and a separate permit will be applied for concerning the driveway portion of the project. Included within this scope of work will be the removal of the existing "island" directly North of the current primary entrance to the synagogue from the parking lot. Removal of this "island" will provide for the inclusion of additional handicap parking spaces closer to the door and will not disrupt drainage in the parking lot, which was completely replaced, inclusive of improved drainage in this location, per City permit during the Summer of 2025. In addition to increasing the number of parking spaces, removal of the "island" will allow for an improved traffic flow and parking striping pattern consistent with the new driveway entrance/exit. See Existing and Proposed Site Plan Drawings; Google Earth Map Image of current condition with yellow line roughly indicating area of new driveway.
- Phase 1 will additionally include closure of the existing Clavey Road access and driveway to the synagogue facility. Total Paving and Brick Services has been selected as the contractor to perform this work and a separate permit will be applied for concerning the Clavey Road closure portion of the project. Of urgent security and public safety concern will be to ensure that no vehicles perceive that access is available from the current Clavey Road location. This is likely to be accomplished with a combination of removal of the existing asphalt paving, installation of landscaping (e.g., mature trees, grass, other plantings, and potentially the use of large landscape boulders). Alternatively, a short-term solution may be to install bollards or fencing until Phase 2 of the project begins. Phase 2 of the project, which is not likely to commence until the Summer of 2027 and will include professional landscaping T.B.D. with the addition of more trees and other plantings, will be focused on the beautification of the new green space

created after the Clavey Road access is closed and existing driveway is removed. See Existing and Proposed Site Plan Drawings; Google Earth Map Image of current condition with yellow line roughly indicating area of new driveway.

- As part of its enhanced security protection planning, Makom Solel Lakeside is considering fencing along portions of its Southern (Clavey Road) and Western (Deer Creek Parkway) borders. Makom Solel Lakeside has no current intention to seek a variance from the existing City fencing regulations and will apply for a permit should it proceed with any fencing as part of either its Phase 1 or Phase 2 plans.
- Please note that the Existing and Proposed Site Plan Drawings label a small area as “Temp Parking & Drop Off Zone” near the Northwest corner of the facility. This is NOT a pedestrian drop-off area. This small area is exclusively to be reserved for funeral vehicles that currently have close access to the Western entrance of the synagogue for the ingress/egress of caskets for memorial services. The plan is for the funeral vehicles to back into this small area out of the main traffic flow and then wheel the caskets a short distance along the existing sidewalk path to the Western entrance of the synagogue. Use of this loading/unloading area will be extremely limited. There are only few occasions annually when a congregant wishes to have a memorial service with a casket present at the synagogue.

URGENT NEED FOR THE SUP APPLICATION TO BE APPROVED

In response to the ever-increasing security challenges synagogues are facing today, Makom Solel Lakeside has thoughtfully enlisted the support of a team of professionals to assist it with its current and future security risks assessment and protection. Sadly, Makom Solel Lakeside can no longer conduct its operations without armed security personnel at its facility and the March 12, 2026 attack at Tempel Israel in Bloomfield, Michigan has further accelerated the need to eliminate the use of vehicular-based weapons against the Makom Solel Lakeside facility. Consultations have included the Highland Park Police Department, the Jewish United Fund, architects Eckenhoff Saunders, and private security services and vendor partners. The collaborative conclusion and strong recommendation of these resources is that the current access to Makom Solel Lakeside's sacred facility from Clavey Road must be closed and relocated off of Deer Creek Parkway, approximately 346 feet north along the Park District of Highland Park's adjacent roadway to Larry Fink Park and the surrounding area.

SUPPORT FOR THE SUP APPLICATION/RECOMMENDED SOLUTION TO SERIOUS SECURITY PROBLEM:

Provided for your consideration are Existing and Proposed Site documents prepared by Eckenhoff Saunders Architects concerning the recommended proposed solution and a November 19, 2025 report from the Jewish United Fund (JUF)'s Deputy Security Director Brian Baker, which will require a small easement from the Park District of Highland Park across the Makom Solel Lakeside/Park District of Highland Park properties' adjacent median area and access rights use of approximately 346 feet of Deer Creek Parkway.

In addition to the significant security benefits, which will eliminate the threat of the use of a vehicular-based weapons attack at the facility's most vulnerable Western side, the proposed driveway relocation will result in the creation of beautiful new green space to further create a security buffer, which Makom Solel Lakeside intends to professionally landscape and will certainly compliment the adjacent Park District property. To further enhance the security plan, Makom Solel Lakeside's signage will be relocated to the new entrance point along Deer Creek Parkway.

There is historic precedent for this request without any prior incident. Approximately 15 years ago, the Park District of Highland Park granted legacy Congregation Solel temporary entrance rights in this exact same location during the construction of the Administrative Wing Addition. During this period, no traffic incidents occurred. Both the Highland Park Police and Fire Departments noted their desire for the then temporary synagogue entrance to become a permanent solution to the traffic safety hazard of the two adjacent driveways directly across from Aspen Lane. This request/recommended proposed solution today, albeit primarily motivated by Makom Solel Lakeside's serious security risk challenges, will additionally benefit the community at large by reducing the traffic safety hazards for all Clavey Road, Aspen Lane and Deer Creek Parkway drivers and pedestrians.

NO VIABLE ALTERNATIVES TO SUP APPLICATION EXIST:

As part of Makom Solel Lakeside's analysis of its current and future security risks assessment and protection, the synagogue has considered alternatives to the request presented to the Park District of Highland Park and the City of Highland Park. As part of its discussions with the Park District of Highland Park, an alternate proposed site plan that would maintain the existing Clavey Road synagogue entrance, was thoughtfully considered and rejected. This alternative plan would be to shift vehicular traffic as far to the West as possible away from the synagogue structure. In order to accomplish this alternative objective, a healthy, beautiful decades-old tree will be lost, a new parallel driveway even closer to Deer Creek Parkway will be created, and a security fencing zone in between the new driveway and the structure's Western side would be required.

Analysis revealed that this alternative does not reveal a satisfactory resolution of Makom Solel Lakeside's security challenge and will likely create new challenges for the community at large because the vehicular traffic along the synagogue's highly vulnerable Western side will still remain too close to vehicular traffic and could exacerbate vehicular traffic confusion as the two adjacent driveways are brought closer together.

NO ADVERSE IMPACT TO PARK DISTRICT OF HIGHLAND PARK OR TO CITY OF HIGHLAND PARK PROPERTY:

Relocating Makom Solel Lakeside's entrance off of Deer Creek Parkway will not have a materially adverse impact on Park District of Highland Park or City of Highland Park constituents. Typical vehicular access to the Makom Solel Lakeside parking lot located at the North side of its facility is limited to:

- Monday through Friday Makom Solel Lakeside on-site staff, including Clergy, Office Staff, and custodial: 10 to 13 cars
- Makom Solel Lakeside Lev Religious School (select Sunday mornings only – September through early May) -- Drop-off time = 9:45 a.m. & Pick-up time = Noon See 2025-2026 Calendar [2026-2027 Calendar is not yet available but is not expected to materially change]: approximately 135 cars
- Friday Evening Shabbat Worship Services (typically 6:30 – 8:00 p.m.): approximately 40 cars
- High Holiday Services: See 2025 Schedule (the 2026 schedule is not yet available but the # of services and times are not expected to change) for the various services: 250 to 450 cars depending on the service and not necessarily all at one time due to the multiple services (e.g., Yom Kippur Tot Service vs. Morning Service vs. Family Service, etc.). NOTE: Highland Park Schools and regularly scheduled PDHP activities are closed on Rosh Hashanah and Yom Kippur. The PDHP and the synagogue have collaboratively coexisted during the High Holidays for multiple decades without material adverse impacts to the PDHP property. The request will not materially alter decades of successful experience during the High Holidays.
- Bar/Bat Mitzvah ("Be Mitzvah") Celebrations: Select Saturday mornings throughout September through May. -- Morning celebrations begin at 10:30 a.m. and end at Noon and afternoon celebrations begin at 4:00 p.m. and end at 5:30 p.m. Average is 40 annually: Depending on the guest list: 50 to 100 cars.

- Highland Park Montessori School: See 2026-2027 Schedule. Drop-off & Pick-Up times vary throughout the day with the busiest times between 8-9 a.m., 12:30 p.m., and 2:30 p.m.: On average, approximately 100 cars Monday through Friday on the dates per the schedule, but staggered throughout the day due to the varied drop-off/pick-up times.

Please direct any follow-up questions to:

Larry Mason (312-519-5442); lmason@goldbergsegalla.com

Member of Makom Solel Lakeside Safety and Facilities Committee

Past President

- or -

Holly Krakow (847-433-3557); hkrakow@mymakom.org

Executive Director

Makom Solel Lakeside

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57422095.v1

November 19, 2025

Makom Solel Lakeside
Holly Krakow, Executive Director
1301 Clavey Road
Highland Park, IL 60035

Dear Holly,

The purpose of this communication is to highlight the positive impact your proposed driveway relocation project will have on the security posture of Makom Solel Lakeside. To summarize, the driveway relocation project consists of closing the congregations drive connected to Clavey Road and relocating it off Deer Creek Parkway, approximately 346 feet north of Clavey Road.

We confirm that implementing the above would positively impact your security in the following ways:

Vehicular Impact

Over 200 feet of the current drive is within 10-15 feet of the west side of the building. The entire length of this is unprotected between the drive and the building. Along this section are the glass window fronts of numerous childhood classrooms as well as a large double door glass entryway. There is significant vulnerability to intentional and accidental vehicular impact that could result in major property damage and personal injury. Relocating the drive completely would remove this vulnerability by allowing room for the addition of natural landscaping barriers between the new drive and the building frontage.

Operational Visibility Risk

Vehicular traffic entering and leaving the congregation property on the drive creates a reduced ability to observe and assess potential threats. The ability to detect an individual along the building frontage, away from the main entrance, is critical to initiate the process or determining if there is a developing threat and initiating actions to mitigate it. The relocation of the drive completely removes this vulnerability.

Controlled Access Point

The designed and security supported main access point for the congregation building is on the north side. Vehicle and pedestrian traffic along the west building frontage create a vulnerability. Along the drive is the old main door that is no longer in use (single access points provide much greater security). Unfamiliar visitors and errant intrusions often mistake this as the main door and attempt access. Relocation of the drive brings traffic directly to the designed and controlled access point and completely removes this vulnerability.



Jewish United Fund
CHICAGO
Jewish Federation

Errant Vehicle Intrusion

Frequently, individuals operating vehicles turn onto the private congregation drive thinking they are turning onto the drive leading into the Park District property. These vehicles must then, after they realize their error, negotiate a U-turn or proceed all the way to the rear parking lot to turn around and then travel down the same drive again to exit. Often these vehicles are commercial in size. This increase in traffic by drivers that are already confused and distracted increases the risk of traffic related property damage and personal injuries. The relocation of the drive completely removes this vulnerability.

Target Identification Vulnerability

According to the FBI, 68% of all religiously motivated hate crimes target the Jewish community. According to the Illinois Department of Transportation, 3500 vehicles pass the congregation on Clavey every single day. Currently the congregation has a public sign on Clavey road indicating its name and identifying its location for visitors. There are a significant number of real examples of crimes of opportunity against Jewish locations commencing with the offender driving by and observing a location in which they have a perceived grievance. With the relocation of the drive, and the sign along with it, the risk associated with this vulnerability will be significantly reduced.

Complex Intersection

The intersection of the congregation drive, Deer Creek Parkway and Aspen Lane with Clavey Road all within 115 feet creates multiple conflict points significantly increasing the likelihood of traffic crashes and subsequent property damage and personal injuries. This occurs daily on a daily basis. During times of large events at the congregation, this risk is further elevated. The relocation of the drive would reduce the risk related to this vulnerability.

We do not assess any negative security or safety impacts created by the relocation of the driveway.

Sincerely,

Brian Baker
Deputy Security Director
(312) 833-3633
brianbaker@juf.org



EXPERIENCE THE 2025/5786

High Holy Days

with Makom Solel Lakeside

IN-PERSON, IN OUR SANCTUARY & AT-HOME SERVICES WITH MEANING AND MELODY!

SELICHOT SERVICE

SATURDAY, SEPTEMBER 13

6:30pm Dinner
7:30pm Concert followed by
a Selichot Service

EREV ROSH HASHANAH

MONDAY, SEPTEMBER 22

7:30pm Service

ROSH HASHANAH DAY I

TUESDAY, SEPTEMBER 23

9:30am Tot Service
10:30am Morning Service*
2:00pm Family Service
3:00pm Eco-Friendly Tashlich

**Please join the Board of Directors for
a reception following morning services,
and before family services.**

ROSH HASHANAH DAY II

WEDNESDAY, SEPTEMBER 24

10:30am Morning Service

EREV YOM KIPPUR

WEDNESDAY, OCTOBER 1

7:30pm Kol Nidre Service

YOM KIPPUR

THURSDAY, OCTOBER 2

9:30am Tot Service
10:30am Morning Service*
1:00pm Study Session
2:00pm Family Service
3:00pm Mincha (Afternoon Service)
4:00pm Yizkor Service
5:00pm Ne'ilah Concluding Service

**Child care will be available during Rosh Hashanah and Yom Kippur morning services only. If you're interested in registering any children for the High Holy Day child care, please contact the office.*



Makom Solel Lakeside
1301 Clavey Road | Highland Park, IL 60035
(847) 433 - 3555 | www.mymakom.org



2025 - 2026 LEV LEARNING CALENDAR

Pre-Kindergarten - 6th Grade
SUNDAYS | 9:45am - 12:00pm

SEPTEMBER	9/7/25 9/14/25
OCTOBER	10/5/25 10/12/25 (Sukkot) 10/19/25 10/26/25
NOVEMBER	11/2/25 11/9/25 11/16/25
DECEMBER	12/7/25 12/14/25
JANUARY	1/11/26 1/18/26 1/25/26
FEBRUARY	2/1/26 2/8/26 (Ice Cream for Breakfast) 2/22/26
MARCH	3/1/26 (Purim Carnival) 3/8/26 3/15/26
APRIL	4/12/26 4/19/26 4/26/26
MAY	5/3/26

Havdalah

All classes will begin in the Sanctuary at 9:45am for Havdalah and a brief assembly.
Parents are welcome to attend Havdalah.

Makom Solel Lakeside
1301 Clavey Road, Highland Park, IL 60035
(847) 433 - 3555 | www.mymakom.org



Highland Park
Montessori

HPM School Calendar 2026-2027 STAFF

Items in red are for STAFF ONLY

AUGUST 2026

M-F	17-21	Setup Week
Wednesday	19	9:00a - 1:00p CPR/First Aid Training
Thursday	20	9:00a - 11:00a ROOM 114 ONLY - Open House
Friday	21	9:00a - 11:00a Open House 9:00a - 10:00a New students 10:15a - 11:15a Returning Students
Monday	24	First Day of School - Toddler and Primary Programs

SEPTEMBER 2026

Tu/W	1/2	First Day for Nido Programs
Monday	7	NO SCHOOL - Labor Day
Friday	11	9:00a - 10:00a - First Parent-Staff Organization Meeting! EARLY RELEASE @ 3:30pm
Thursday	17	7:30 AM - 8:30 AM Lead Teacher Meeting
Saturday	26	9:30a - 11:00a Park Playdate at Sunset Park
Monday	21	NO SCHOOL - Yom Kippur
Thursday	24	6:00 - 7:00p Curriculum Night: Toddler & Nido Programs Only

OCTOBER 2026

M-F	5-9	School Portrait Days (class schedule TBA)
Monday	12	NO SCHOOL - Indigenous Peoples' Day
Thursday	15	6:00 - 7:00 Curriculum Night for Parents: 3-6 and Kindergarten Programs Only Pizza & Pajama Party for the kids while the parents attend the presentation!
Friday	23	NO SCHOOL - Parent-Teacher Conferences
Friday	23	Staff Social Event @ Renu Day Spa 3:30p - 5:30p (Optional)

NOVEMBER 2026

Wednesday	11	NO SCHOOL - Veterans Day Observed / Staff Inservice
Thursday	12	5:00 PM -6:00 PM Parent-Child Night! Due to space limitations, only one parent should attend with each child.
W/Th/F	25-27	NO SCHOOL - Thanksgiving Holiday

DECEMBER 2026

Friday	4	Staff Social Event - Holiday Party (Optional) (Details TBA)
Thursday	9	Holiday Show (3-6 Classes Only) @ 5:15pm
Friday	18	NO SCHOOL - Winter Break Begins 12/18/26 - 1/3/27 (school resumes January 4, 2027)

1 **Snow Policy - If the Highland Park Schools close for snow related reasons, we will also close.**

The first day of Summer Camp 2026 will be Monday, June 14th.



Highland Park Montessori

HPM School Calendar 2026-2027 STAFF

Items in red are for STAFF ONLY

JANUARY 2027

Monday	4	School Resumes
Monday	18	NO SCHOOL - MLK Jr. Day
Thursday	21	7:30 AM - 8:30 AM Lead Teacher Meeting

FEBRUARY 2027

Monday	15	NO SCHOOL - Presidents Day
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MARCH 2027

Monday	1	Late Start at 8:30am - Staff Inservice Staff In-Service 7:30a - 8:30a AIMS Conference Review
M-F	23-27	NO SCHOOL - Spring Break
Monday	29	NO SCHOOL - Spring Break (Easter Monday)
Tuesday	30	School Resumes

APRIL 2027

Friday	9	NO SCHOOL - Parent-Teacher Conferences
Friday	9	Staff Social Event @ Renu Day Spa 3:30p - 5:30p (Optional)
Saturday	17	HPM Fundraiser (tentative)

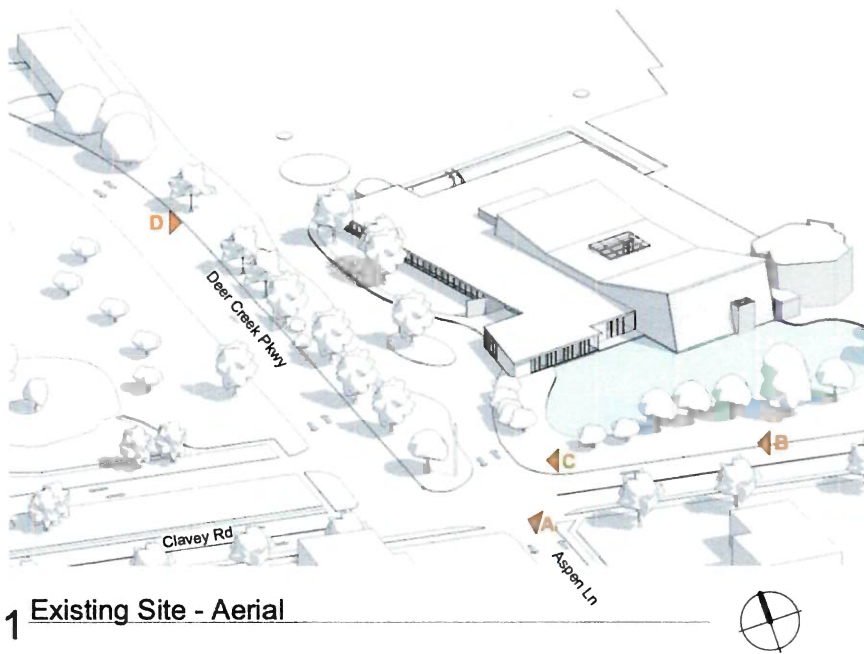
MAY 2027

Thursday	27	5:30 PM Kindergarten Graduation
Monday	31	NO SCHOOL - Memorial Day

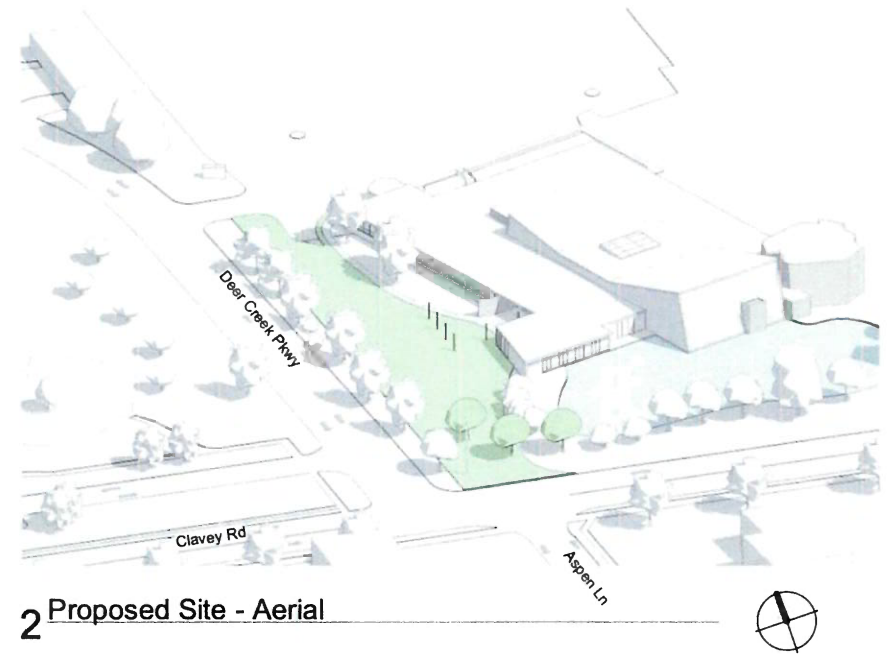
JUNE 2027

Wednesday	2	Last Day of School EARLY RELEASE 11:30 AM Family Picnic 11:30 AM - 12:30 PM Staff Luncheon 12:30 PM - 1:15 PM
W/Th/F	2-4	NO SCHOOL - All Staff work W: 1:15 - 4:30pm TH: 8:30am - 4:30pm F: 8:30am - 4:30pm

2 **Snow Policy - If the Highland Park Schools close for snow related reasons, we will also close.**
The first day of Summer Camp 2026 will be Monday, June 14th.



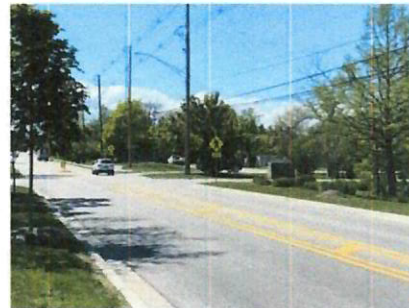
1 Existing Site - Aerial



2 Proposed Site - Aerial



A View of existing entrance of Makom Solel Lakeside at the intersections of Clavey Road and Aspen Lane



B View of west bound entrance to Makom Solel Lakeside off of Clavey Road



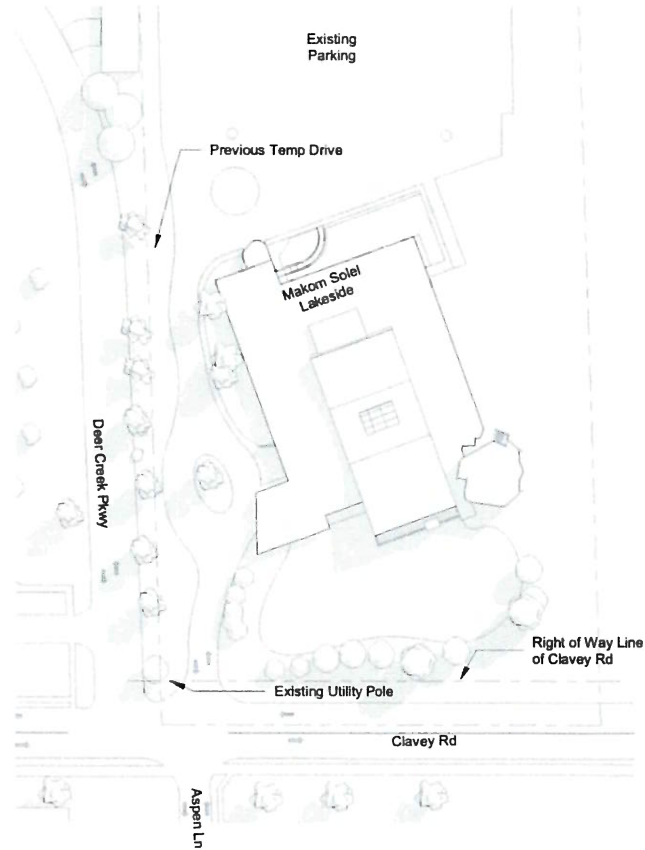
C West bound view of existing entrance of Makom Solel Lakeside at the intersections of Clavey Road and Aspen Lane



D View of previous temporary entrance and proposed new entrance to Makom Solel Lakeside off of Deer Creek Parkway

Existing and Proposed Site Axon | SD 1.0

Zoning: R1- Country Estate



1 Site Plan - Existing
1" = 80'-0"



2 Site Plan - Proposed
1" = 80'-0"



Existing and Proposed Site Plans | SD 1.1

ECKENHOFF SAUNDERS

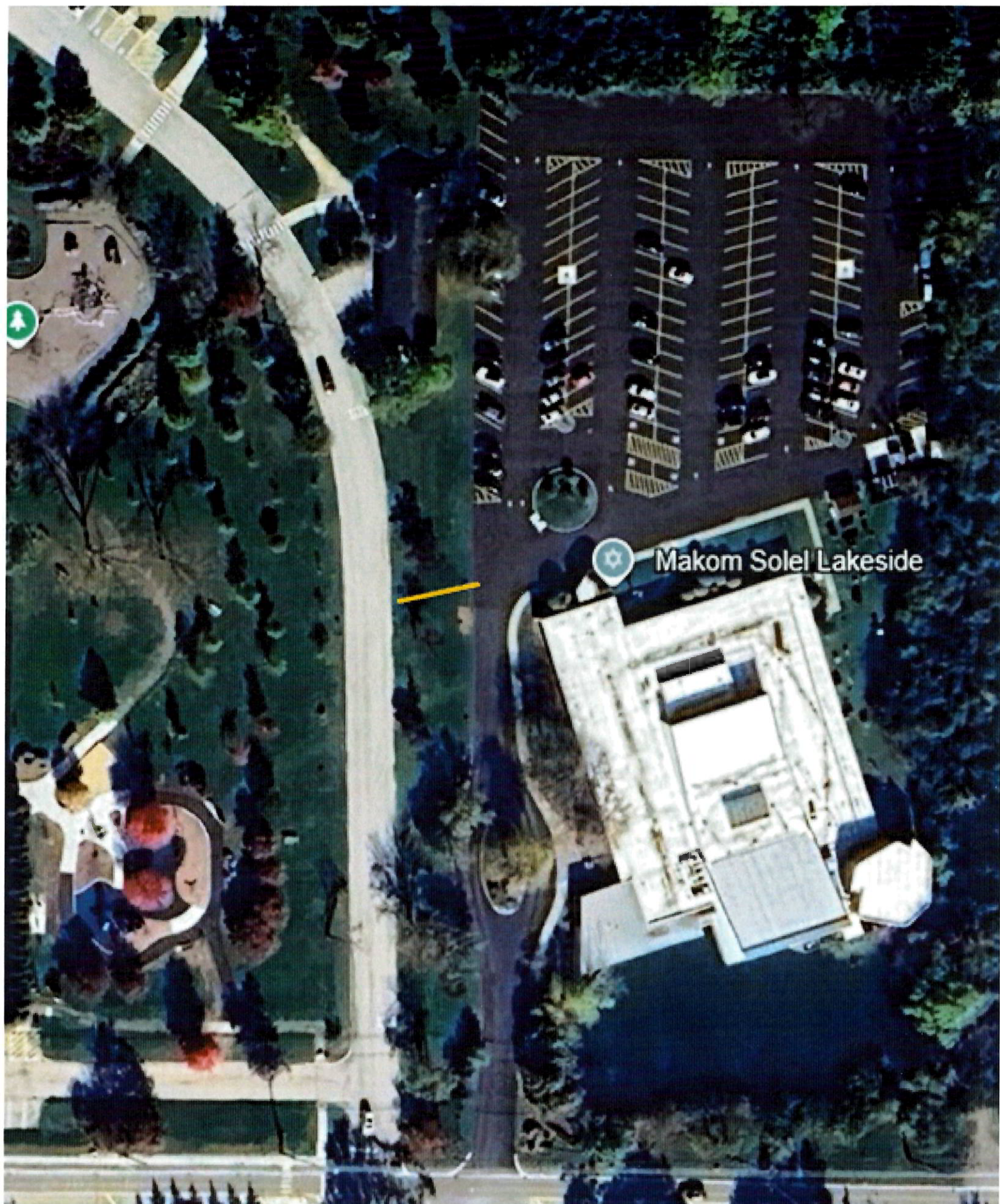
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MAKOM SOLEL LAKESIDE

Renovation

1301 Clavey Rd, Highland Park, IL 60035

Date: 06.19.2025





Image# 049733660027 Type: ORD
Recorded: 01/28/2013 at 12:45:28 PM
Receipt#: 2013-00006469
Page 1 of 27
Fees: \$52.00
IL Rental Housing Fund: \$0.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

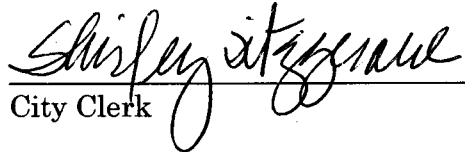
File **6951675**

CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)

I, SHIRLEY A. FITZGERALD, City Clerk of the City of Highland Park, in the County of Lake, State of Illinois, do hereby certify that I am keeper of the records, ordinances, files and seal of said City, and;

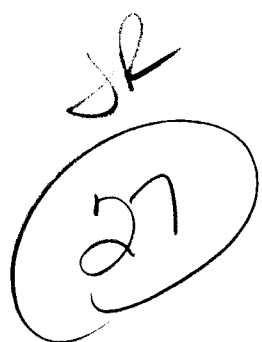
I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 54-09, entitled "AN ORDINANCE RESTATING AND GRANTING A SPECIAL USE PERMIT AND GRANTING A SPECIAL EXCEPTION FOR PARKING TO CONGREGATION SOLEL (1301 Clavey Road)," passed and approved by the City Council of said City at a regular meeting of the City Council held on September 14, 2009, and still in full force and effect, all as appears from the records and files of my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 26th day of April, 2011.


City Clerk

Return to:

Community Development – Planning
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035



ORDINANCE NO. 54-09

**AN ORDINANCE RESTATING AND GRANTING A SPECIAL USE
PERMIT AND GRANTING A SPECIAL EXCEPTION FOR
PARKING TO CONGREGATION SOLEL
(1301 Clavey Road)**

WHEREAS, Congregation Solel, an Illinois not-for-profit corporation ("**Applicant**"), is the record owner of property totaling approximately five acres, commonly known as 1301 Clavey Road, Highland Park, Illinois and legally described in Exhibit A, attached to and, by this reference, made a part of this Ordinance ("**Property**"); and

WHEREAS, the Property is located in the R1 Country Estate Single Family Residential Zoning District of the City ("**R1 District**"); and

WHEREAS, the Property is currently improved with a 29,702 square foot synagogue building ("**Building**") and 176 off-street parking spaces; and

WHEREAS, on December 11, 1961, the City Council adopted Ordinance No. 62-61, granting a special use permit to the Applicant for the operation of a synagogue on the Property ("**1961 Special Use Ordinance**"); and

WHEREAS, the "City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), categorizes synagogues as "Houses of Worship"; and

WHEREAS, Article IV of the Zoning Code prohibits the use of property in the R1 District for a House of Worship except upon issuance of a special use permit for a conditional use by the City Council; and

WHEREAS, Article VIII of the Zoning Code sets forth certain requirements for the provision of off-street parking spaces throughout the City; and

WHEREAS,, the Applicant desires to (i) remodel 1,728 square feet within the existing Building, and (ii) construct a new 1,488-square-foot addition to the Building (collectively, the ("**Proposed Construction**"); and

WHEREAS,, pursuant to Article VIII of the Zoning Code, the Applicant must provide 274 off-street parking spaces on the Property in connection with the Building and the Proposed Construction; and

WHEREAS, pursuant to the applicable sections of the Zoning Code, the Applicant has submitted an application to the City seeking: (i) restated approval of a special use permit for a conditional use for the operation of a House of Worship, with an expanded building size of 31,190 square feet; and (ii) a special exception to reduce the number of off-street parking spaces required in connection with the Building and the Proposed Construction, from 274 spaces to 176 spaces (collectively, the ("**Requested Relief**"); and

WHEREAS, pursuant to Section 150.1607(A) of the Zoning Code, the City Zoning Administrator has determined that the application for the Requested Relief raises planning issues of particular significance and importance; and

WHEREAS, a public hearing by the Plan Commission to consider the Requested -2- Relief was duly advertised on June 18, 2009, in the **Highland Park News** and held on July 7, 2009 (Public Hearing Nos. 09-07-SUP-002 and 09-07-SPE-001); and

WHEREAS, on July 21, 2009, the Plan Commission approved findings of fact in support of all of the Requested Relief, in accordance with Sections 150.1404 and 150.1606 of the Zoning Code; and

WHEREAS, the City Council has determined that the Requested Relief complies with the required standards for special use permits, conditional uses, and special exceptions for parking, as set forth in Sections 150.411, 150.1404, and 150.1606 of the Zoning Code; and

WHEREAS, consistent with the Plan Commission recommendation, the City Council has determined that it will serve and be in the best interests of the City and its residents to grant the Requested Relief in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

SECTION TWO: RESTATED APPROVAL OF A SPECIAL USE PERMIT FOR A HOUSE OF WORSHIP. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Ordinance, the City Council shall, and does hereby restate its approval of a special use permit for a conditional use to allow the operation of a House of Worship on the Property, in accordance with, and pursuant to, Section 150.411 and Article XIV of the Zoning Code and the home rule powers of the City.

SECTION THREE: APPROVAL OF SPECIAL EXCEPTION FOR PARKING. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Four of this Ordinance, the City Council shall, and does hereby, grant a special exception to reduce the number of off-street parking spaces required on the Property in connection with the Building and the Proposed Construction, from 274 spaces to 176 spaces, in accordance with, and pursuant to, Section 150.1602 and Article XVI of the Zoning Code and the home rule powers of the City.

SECTION FOUR: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code or any other rights the Applicant may have, the approvals granted in Sections Two and Three of this Ordinance shall be, and are hereby, expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Property shall comply with all applicable City codes and ordinances, as the same may be amended from time to time.
- B. **Compliance with Plans.** 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 development, use, operation, and maintenance of the Property shall comply with the following documents:

1. The Site Plan, prepared by Eckenhoff Saunders Architects and consisting of 1 sheet, with a latest revision date of June 15, 2009, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B ("Site Plan")**;
 2. The "Elevations-Phase One" Plan, prepared by Eckenhoff Saunders Architects and consisting of 1 sheet, with a latest revision date of August 3, 2009, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C ("Elevations Plan")**;
 3. The "Floor Plan-Phase One", prepared by _ Eckenhoff Saunders Architects and consisting of 1 sheet, with a latest revision date of June 15, 2009, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit D ("Floor Plan")**;
 4. The Preliminary Grading Plan, prepared by 2im Group and Eckenhoff Saunders Architects, and consisting of 1 sheet, with a latest revision date of June 15, 2009, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E ("Grading Plan")**
 5. The Removal and Existing Utilities plan, prepared by 2im Group and Eckenhoff Saunders Architects, and consisting of 1 sheet, with a latest revision date of June 15, 2009, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit F ("Utilities Plan")**;
 6. The Preservation and Landscape Removal Plan, prepared by Daniel Weinbach & Partners, Ltd. and Eckenhoff Saunders Architects, and consisting of 1 sheet, with a latest revision date of June 15, 2009, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit G ("Tree Preservation Plan ")**; and
 7. The Landscape Plan and Plant List by Daniel Weinbach & Partners, Ltd. and Eckenhoff Saunders Architects, and consisting of 2 sheets, with a latest revision date of June 15, 2009, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit H ("Landscape Plan and Plant List")**.
- C. Limitation on Use of Property. The Property shall be used by the Applicant only as a House of Worship, and for uses accessory thereto, which accessory uses may include, without limitation, (i) operation of a religious school, (ii) operation of a pre-school, (iii) the provision of meeting and social gathering facilities to members of the Applicant's congregation and their guests, and (iv) the hosting of events sponsored by the Applicant.
- D. Parking Conditions.
1. The Applicant shall provide not less than 176 off-street parking spaces on the Property, as depicted on the Site Plan.

2. The Applicant shall take all reasonable and necessary steps to prohibit its members, congregants, employees, guests, and invitees from parking any motor vehicles on Clavey Road in the vicinity of the Property.
 3. The Applicant shall not request any City approvals in connection with any future construction on the Property except upon submission of: (a) a parking study of the Property; and (b) all other documents and information required by law.
 4. The City acknowledges that the fee to be charged to the Applicant in lieu of providing the required off-street parking will be \$0.00, pursuant to Sections 150.807(B)(2) and 150.1608(B) of the Zoning Code.
- E. Reimbursement of City Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable City codes, ordinances, resolutions, rules, or regulations, the Applicant shall pay to the City, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant shall be liable for, and shall pay upon demand, all costs incurred by the City for publications and recordings required in connection with the aforesaid matters

SECTION FIVE: REPEAL OF 1961 SPECIAL USE ORDINANCE. The 1961 Special Use Ordinance shall be, and is hereby, repealed in its entirety. **SECTION SIX: RECORDATION; BINDING EFFECT.** A copy of this Ordinance shall be recorded in the office of the Lake County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein shall inure solely to the benefit of, and be binding upon, the Applicant and its heirs, personal representatives, successors and assigns.

SECTION SEVEN: FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approvals granted in Sections Two and Three of this Ordinance shall, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the approvals granted in Sections Two and Three of this Ordinance 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 City Council. In the event of revocation, the development and use of the Property shall be governed solely by the applicable regulations of the Zoning Code, as the same may, from time to time, be amended, and including, without limitation, the off-street parking requirements set forth in Article VIII of the Zoning Code. Further, in the event of such revocation, the City Manager and Corporation Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION EIGHT: AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of special use permits and special exceptions, as may be applicable.

SECTION NINE: PUBLICATION. The City Clerk shall be, and is hereby, directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION TEN: EFFECTIVE DATE.

- A. This Ordinance shall be effective only upon the occurrence of all of the following events:
1. Passage by the City Council in the manner required by law;
 2. Publication in pamphlet form in the manner required by law;
 3. The filing by the Applicant with the City Clerk of an Unconditional Agreement and Consent, in the form of Exhibit I attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance; and
 4. Recordation of this Ordinance, together with such exhibits as the City Clerk shall deem appropriate for recordation, with the office of the Recorder of Lake County.
- B. In the event that the Applicant does not deliver fully executed copies of the Unconditional Agreement and Consent, as required by Section 10.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES: Mayor Belsky, Councilmen Rotering, Levenfeld, Kirsch, Mandel, and Councilwoman Olian

NAYS: None

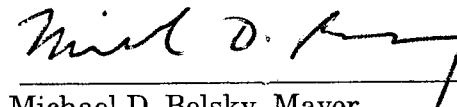
ABSENT: Councilman Silberman

PASSED: September 14, 2009

APPROVED: September 14, 2009

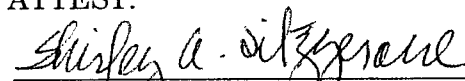
PUBLISHED IN PAMPHLET FORM: September 15, 2009

ORDINANCE NO.: 54-09



Michael D. Belsky, Mayor

ATTEST:



Shirley A. Fitzgerald, City Clerk

EXHIBIT A

Legal Description of the Property

THE WEST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY,
ILLINOIS.

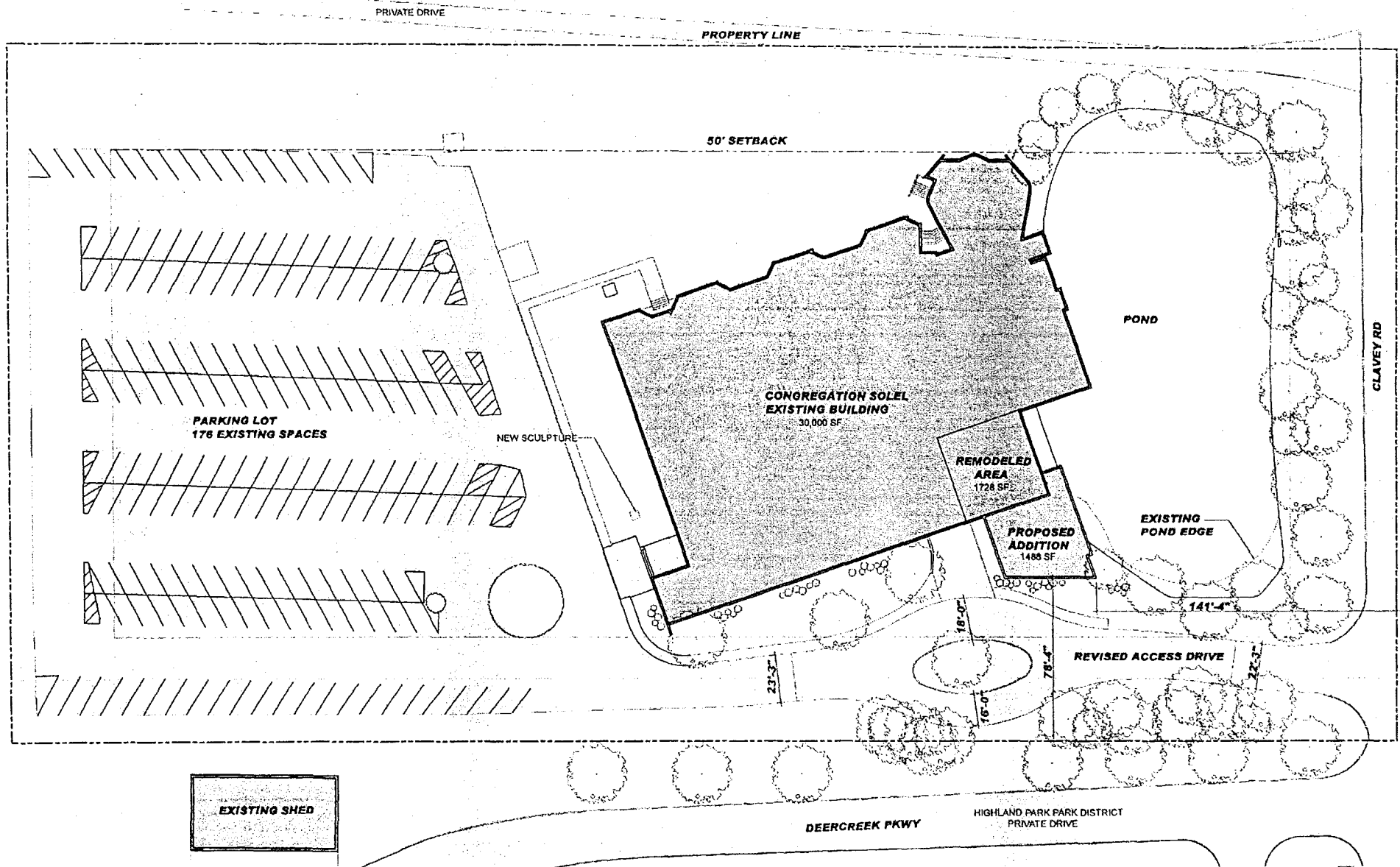
P.I.N.: 16-35-100-012

Commonly known as: 1301 Clavey Road, Highland Park, Illinois

EXHIBIT B

Site Plan





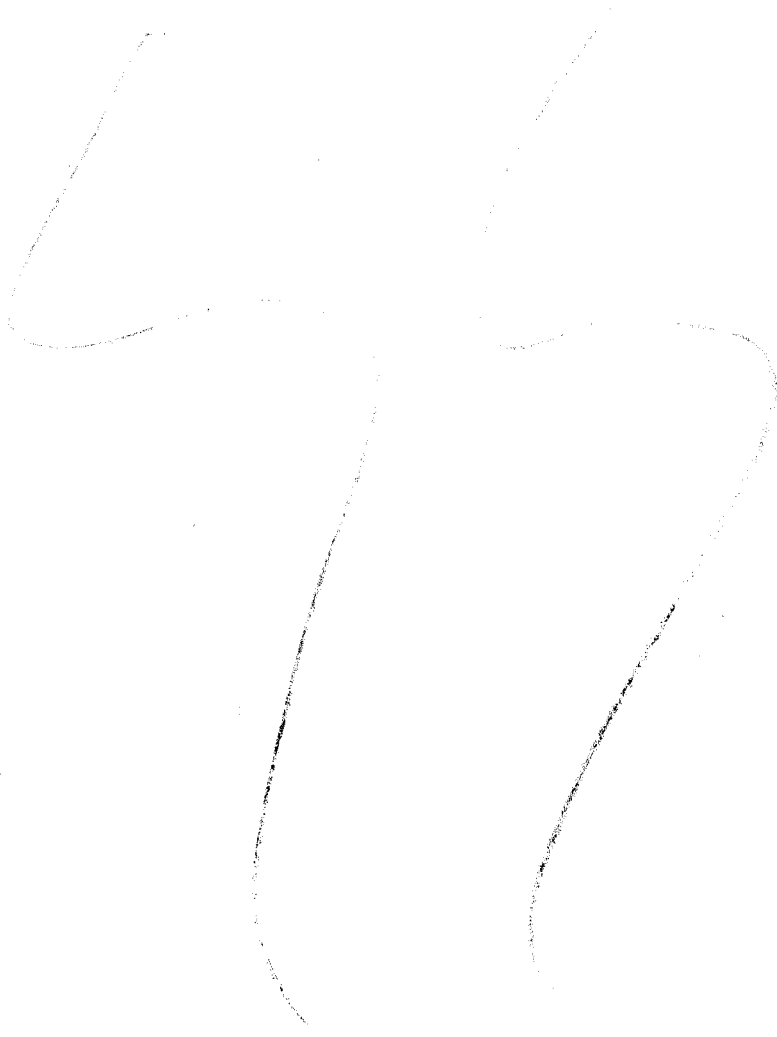
SITE PLAN

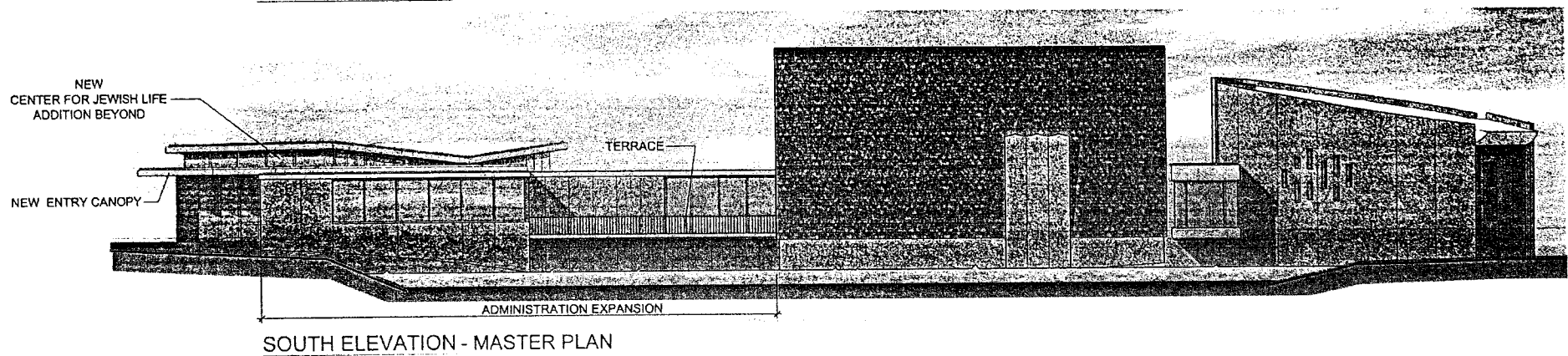
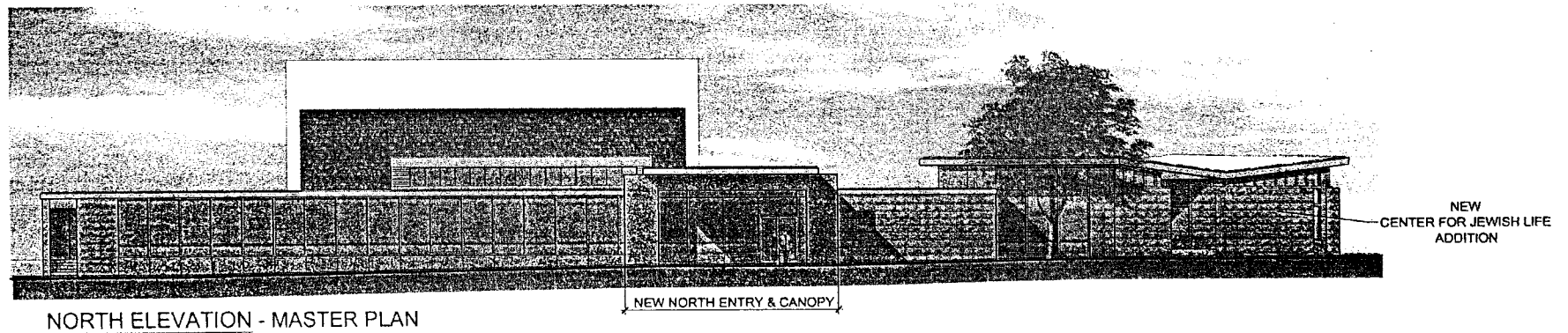
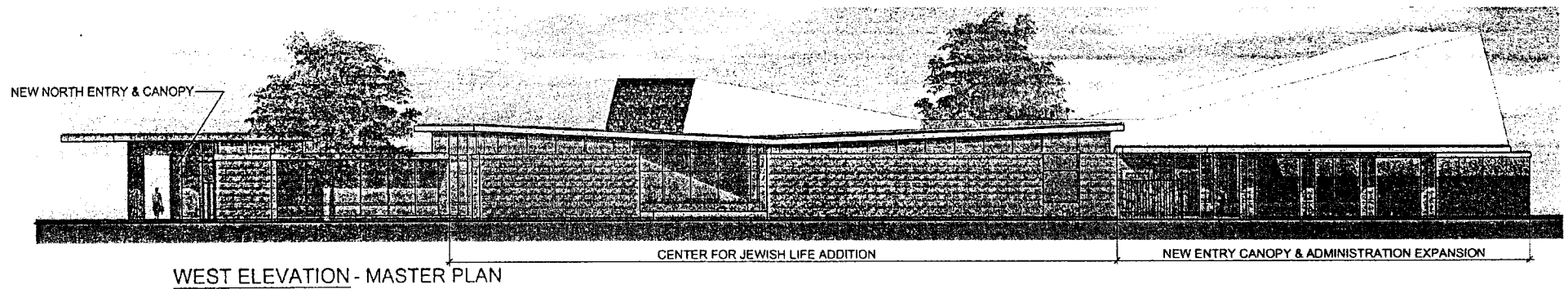
JUNE 15, 2009



EXHIBIT C

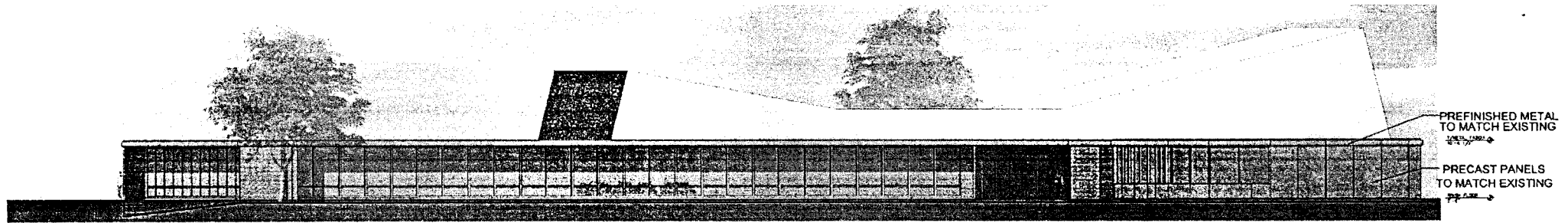
Elevation Plans





ELEVATIONS- MASTER PLAN

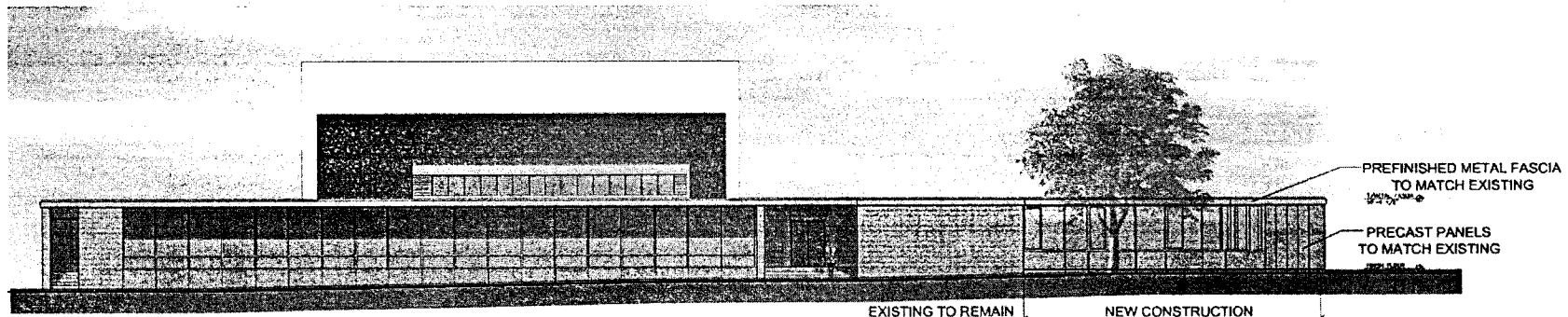




WEST ELEVATION - PHASE ONE

EXISTING TO REMAIN

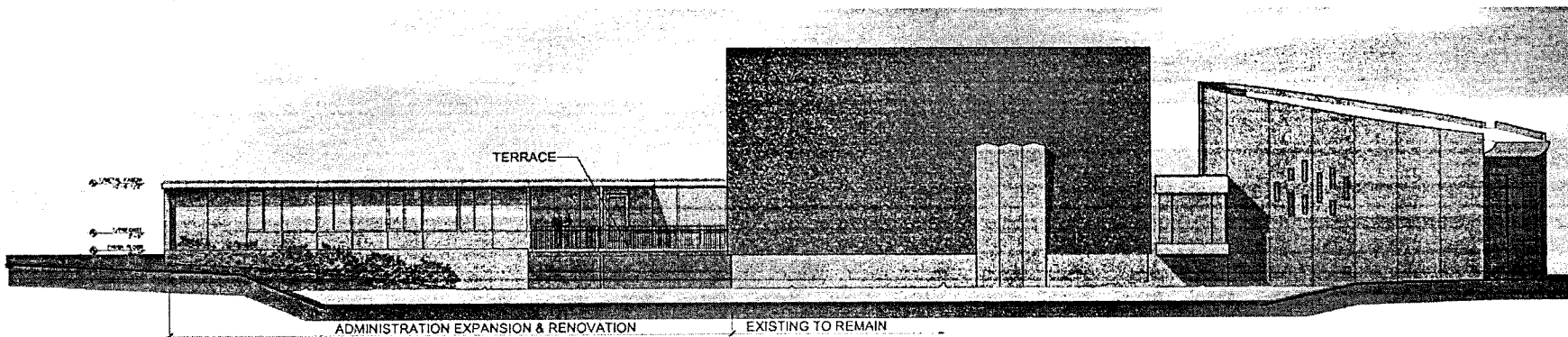
NEW CONSTRUCTION



NORTH ELEVATION - PHASE ONE

EXISTING TO REMAIN

NEW CONSTRUCTION



SOUTH ELEVATION - PHASE ONE

ADMINISTRATION EXPANSION & RENOVATION

EXISTING TO REMAIN



ELEVATIONS- PHASE ONE

AUGUST 3, 2009



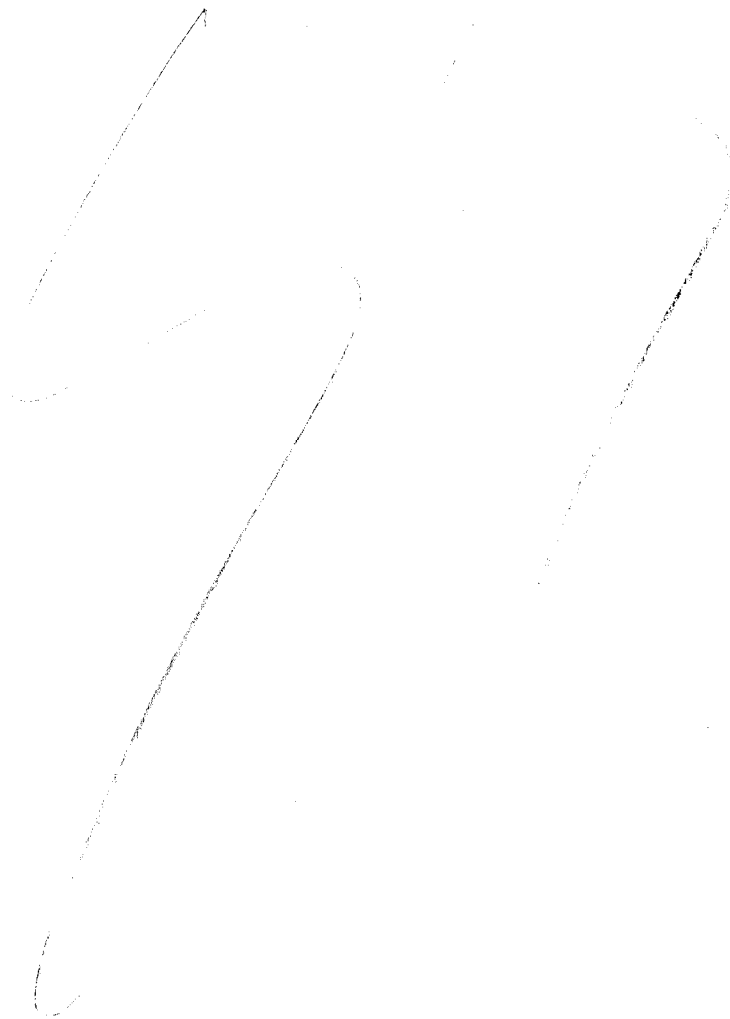
EXHIBIT D

Floor Plan

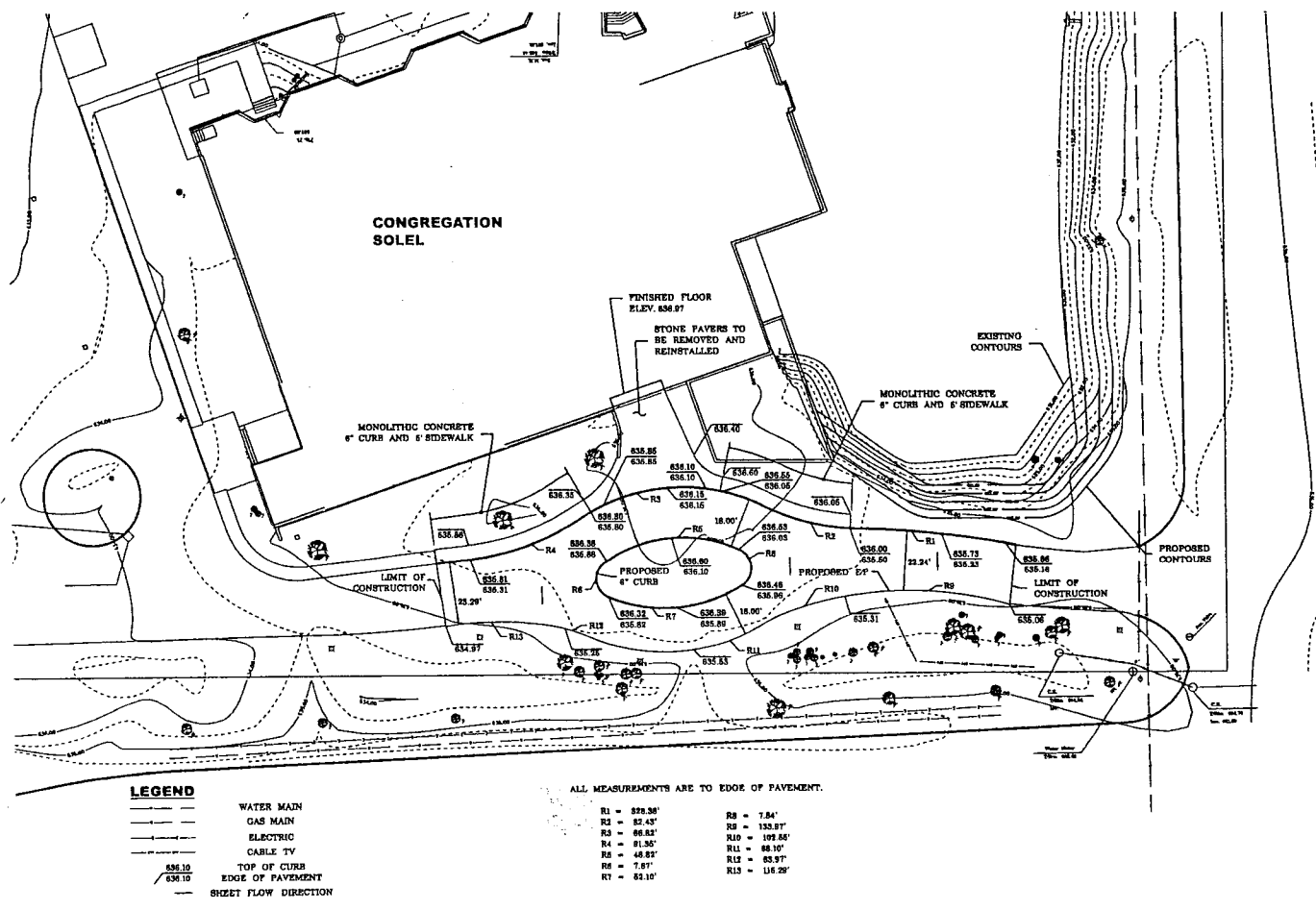


EXHIBIT E

Grading Plan



SCALE: 1" = 20'



PRELIMINARY GRADING PLAN

JUNE 15, 2009



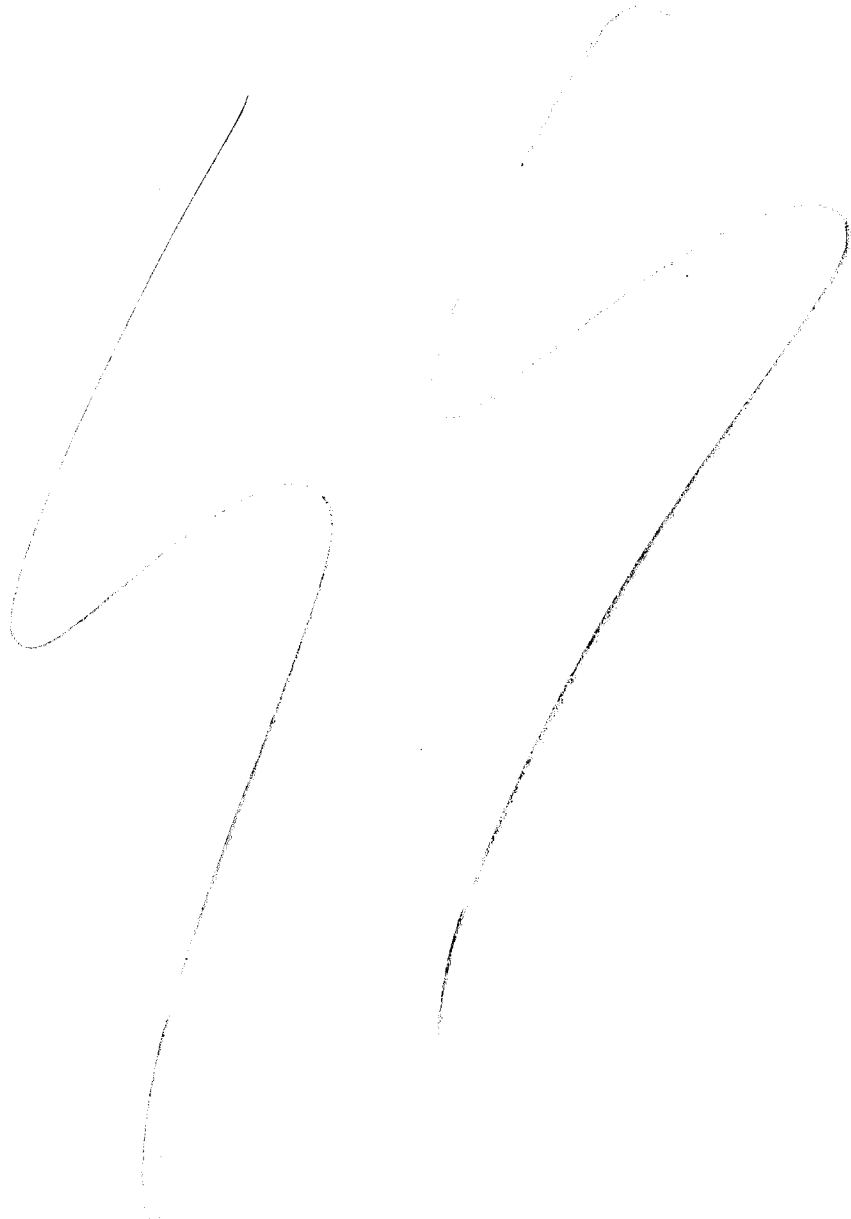
2im Group, LLC
116 North Clinton Street
Suite 410
Chicago, IL 60661



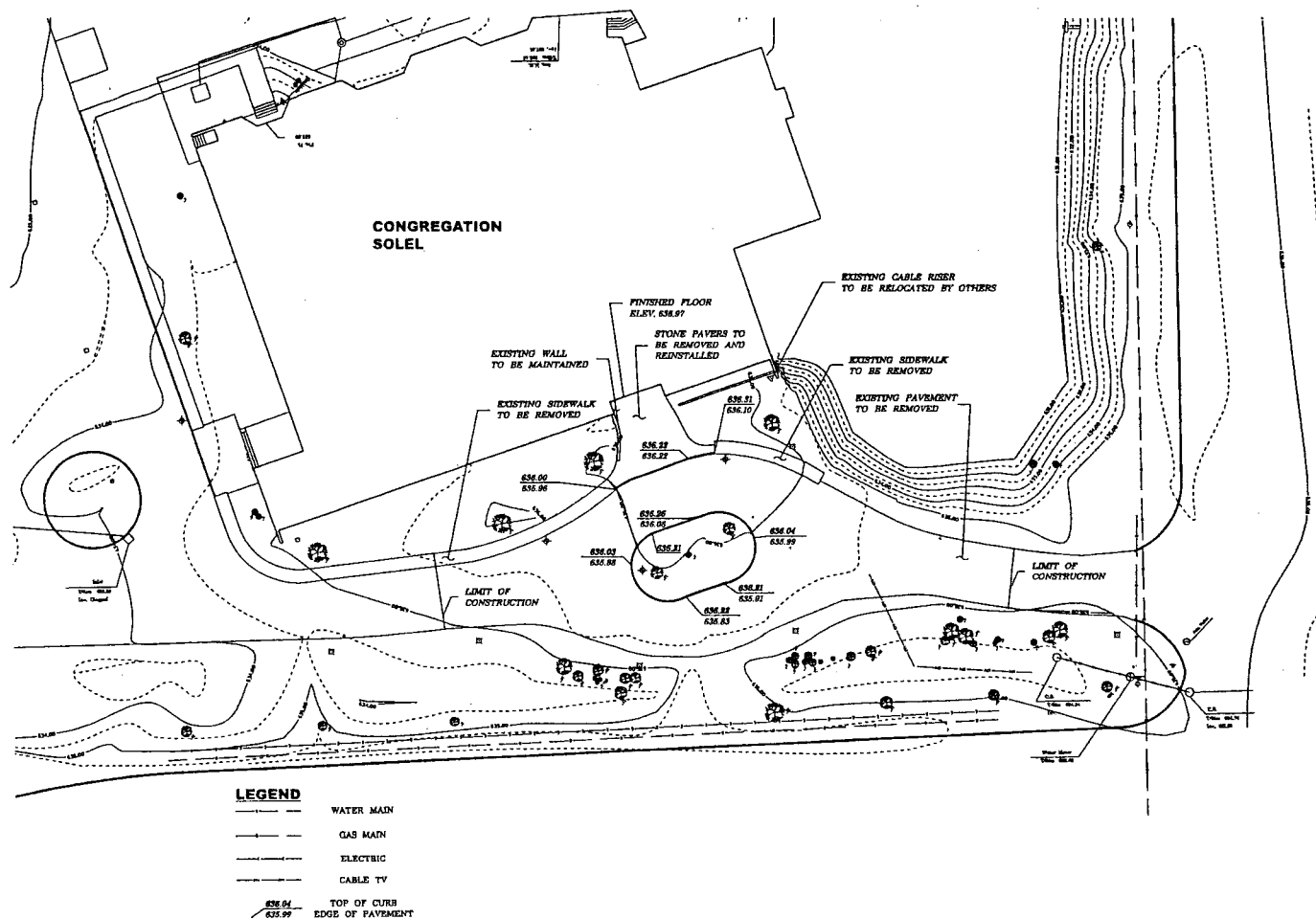
6/15/09

EXHIBIT F

Utilities Plan



SCALE: 1" = 20'



REMOVALS AND EXISTING UTILITIES

JUNE 15, 2009

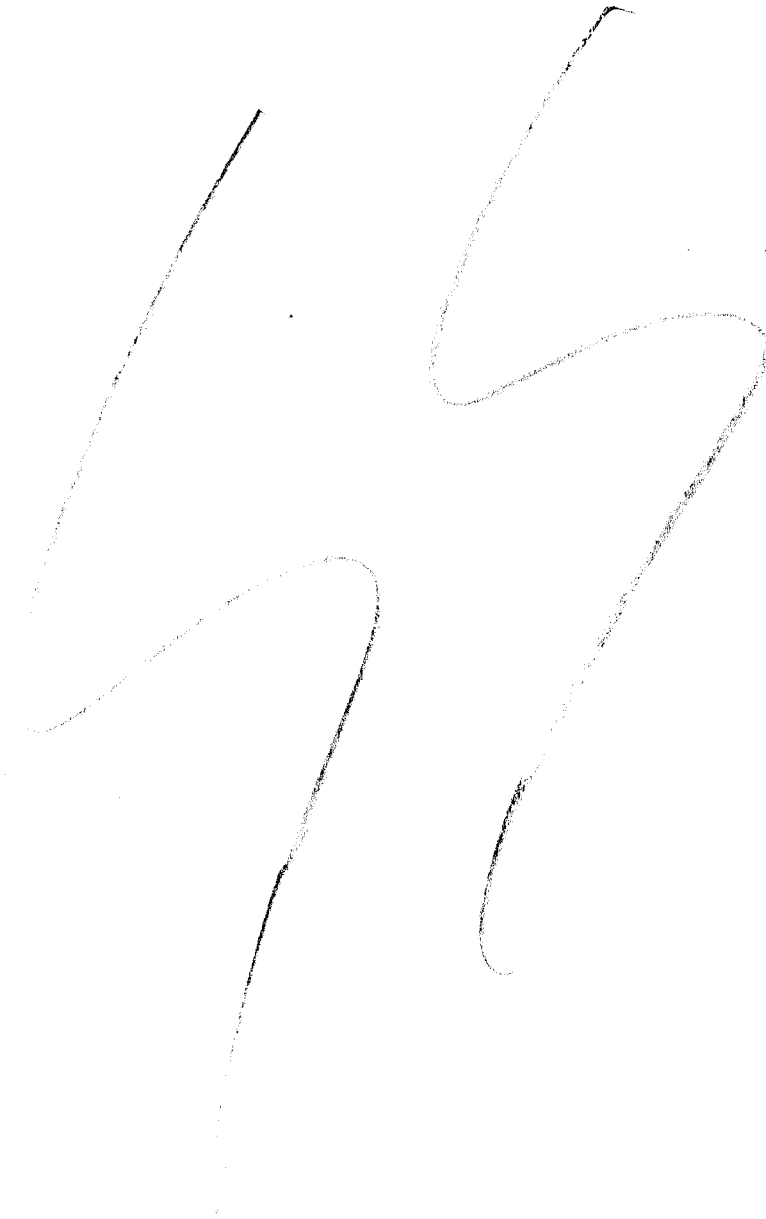


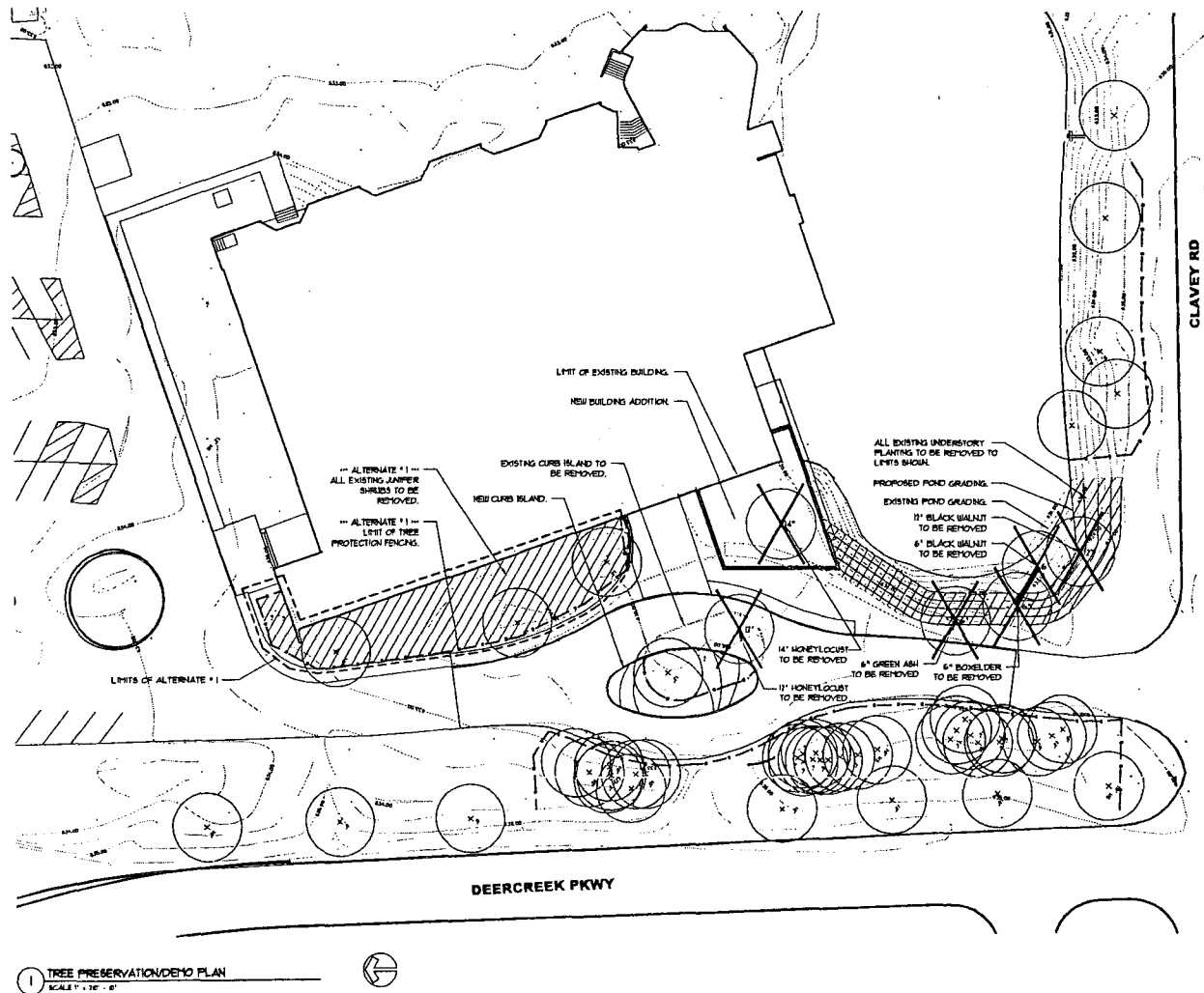
2M Group, LLC
118 North Clinton Street
Suite 440
Chicago, IL 60661



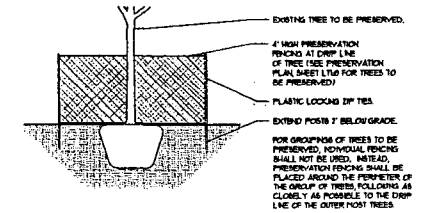
EXHIBIT G

Tree Preservation Plan





FENCINGS SHALL BE LOCATED AS SHOWN ON THIS SHEET. FENCE SHALL BE PLACED SO THAT THE POSTS FACE THE TREE. AFTER INSTALLING ALL POSTS, TIGHTLY WRAP THE FABRIC AROUND THE POSTS TO PREVENT SAGGING. POSTS SHALL BE PLACED A MAXIMUM OF 8' ON CENTER. SAFETY FENCE FABRIC SHALL BE ORANGE. CONTRACTORS GRADE SHOULD TOP DIAMOND PLASTIC FENCE. POSTS SHALL BE 4\"/>

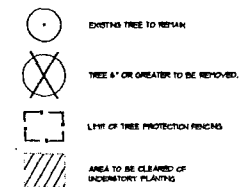


2 TREE PRESERVATION DETAIL - SHOW MEAN FENCING
NOT TO SCALE

TREE PROTECTION NOTES

1. ALL EXISTING TREE LOCATIONS AND NAMES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWING AND ACTUAL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
2. ALL TREES TO REMAIN ARE TO BE ENCLOSED WITH A TREE PROTECTION FENCE. PRIOR TO THE START OF CONSTRUCTION, THE FENCE SHALL CONSIST OF 4\"/>

TREE REMOVAL & PROTECTION KEY



TREE PRESERVATION AND LANDSCAPE REMOVAL PLAN

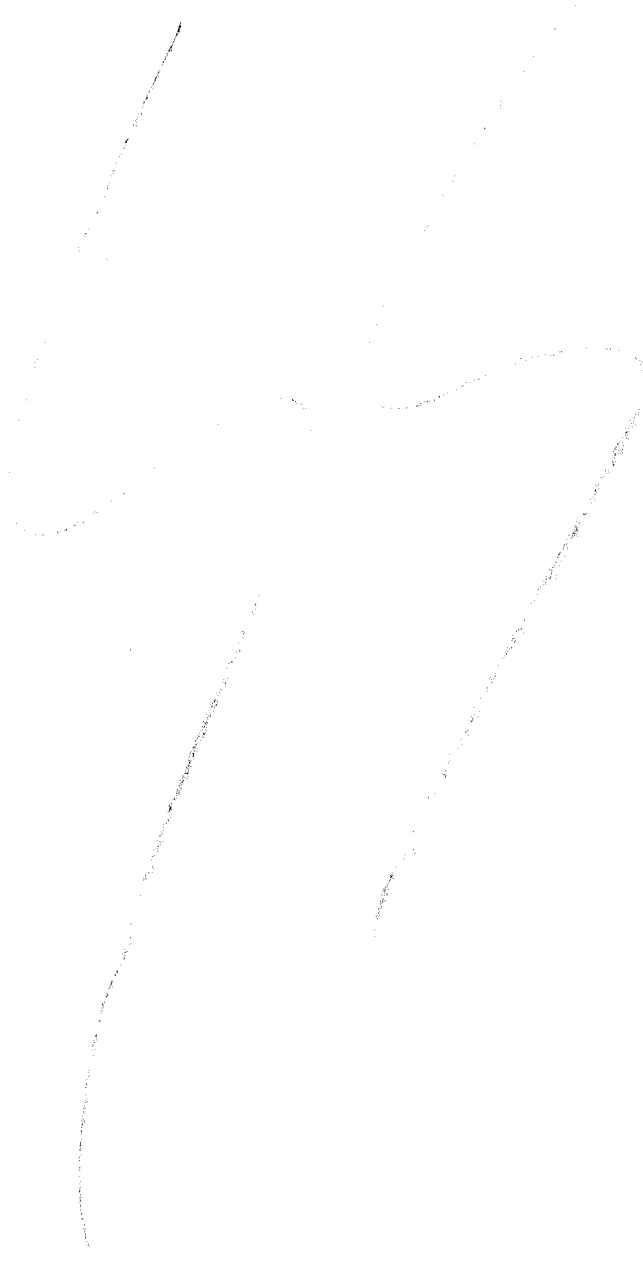
JUNE 15, 2009

DANIEL WEINBACH & PARTNERS, LTD.
LANDSCAPE ARCHITECTS
1111 15th Street, Suite 100, San Francisco, CA 94103
Tel: 415.774.1111 Fax: 415.774.1112



EXHIBIT H

Landscape Plan and Plant List



DECIDUOUS TREES



EUROPEAN BLACK ALDER

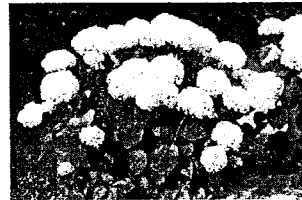


EASTERN BALD CYPRESS

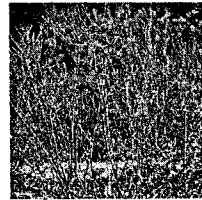


SHADBLOW SERVICEBERRY

DECIDUOUS AND EVERGREEN SHRUBS



ANNABELLE HYDRANGEA



ISANTI RED TWIG DOGWOOD



RUNTAN YEW

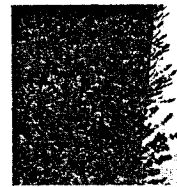


MOHICAN VIBURNUM

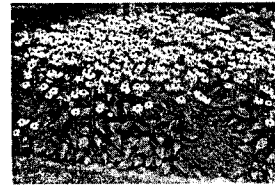


SUMMERSWEET CLETHRA

PERENNIALS AND GROUNDCOVERS



CATMINT



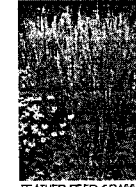
BLACK EYED SUSAN



FRANCEE HOSTA



LITTLE WINE CUP DAYLILY



FEATHER REED GRASS



FOUL YANNA GRASS



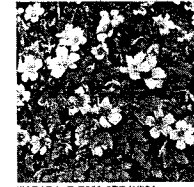
HAPPY RETURNS DAYLILY



GENTLE SHEPHERD DAYLILY



AUTUMN JOY SEDUM



WARGRAVE PINK GERANIUM



VINCA



PLANT PALETTE IMAGES

JUNE 15, 2009

DANIEL WEINBACH & PARTNERS, LTD.
LANDSCAPE ARCHITECTS
111 West 22nd Street, Suite 200, Chicago, IL 60604
Tel: 312.467.1111 Fax: 312.467.1112

ESA

EXHIBIT I

Unconditional Agreement and Consent

TO: The City of Highland Park, Illinois ("**City**");

WHEREAS, Congregation Solel, an Illinois not-for-profit corporation ("**Applicant**"), is the record title owner of a parcel of property located in the R1 Country Estate Single Family Residential Zoning District, commonly known as 1301 Clavey Road, which is legally described in **Exhibit A**, attached to and, by this reference, made a part of this Agreement ("**Property**"); and

WHEREAS, Ordinance No. _____, adopted by the City Council on September 14, 2009 ("**Ordinance**"), restates and grants a special use permit for a conditional use of the Property as a House of Worship in accordance with, and pursuant to, Section 150.411 and Article XIV of the Zoning Code; and

WHEREAS, the Ordinance also grants a special exception to reduce the number of off-street parking spaces required on the Property from 274 spaces to 176 spaces, in accordance with, and pursuant to, Section 150.1602 and Article XVI of the Zoning Code; and

WHEREAS, Section 10.A.3 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant shall have filed, within 30 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant shall, and does hereby voluntarily and unconditionally agree to, accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's granting of the special use permit and the special exception for the Property, or its adoption of the Ordinance, and that the City's approval of the special use permit and the special exception for parking does not, and shall not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant shall, and does hereby agree to, hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the City's adoption of the Ordinance granting the special use permit and special exception for the Property.

Dated: _____, 2009.

ATTEST

CONGREGATION SOLEL

By: _____

By: _____

Its: _____

Its: _____

HOLD HARMLESS AGREEMENT

For and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged hereby, the undersigned agrees to indemnify and hold harmless the City of Highland Park, its officers, agents, servants, representatives, independent contractors, employees and attorneys from any and all actions, liabilities, losses, claims, costs, expenses or judgments arising in any manner as a consequence of the performance or non-performance of any activities under the terms of the Scavenger License.

Dated this __ day of _____, 2009.

By _____

ATTEST:



636 Ridge Road
Highland Park, IL 60035
847.831.3810 | pdhp.org

May 27, 2026

Makom Solel Lakeside
1301 Clavey Road
Highland Park, IL 60035
Attn: Holly Krakow, Executive Director

Re: Letter of Intent – Relocation of Parking Lot Entrance Between Park District of Highland Park and Makom Solel Lakeside

Dear Holly,

This non-binding Letter of Intent ("LOI") is entered into by and between the Park District of Highland Park, an Illinois unit of local government ("Park District"), and Makom Solel Lakeside, an Illinois not-for-profit corporation ("Makom"). The purpose of this LOI is to memorialize the mutual intent of the Park District and Makom to explore and negotiate terms under which Makom may relocate its existing primary parking lot access point from Clavey Road to Deer Creek Parkway, which is owned and controlled by the Park District.

Subject to the conditions outlined in this letter, the parties anticipate closure or limited use of the existing access point from Clavey Road, construction of a new access drive connecting Makom's parking lot to Deer Creek Parkway, and associated improvements necessary for safe vehicular access, traffic control and circulation, and overall site functionality. All design, location, and construction details remain subject to further engineering review, mutual agreement and all applicable permits.

This LOI is expressly conditioned on the parties negotiating a mutually acceptable Easement Agreement granting Makom access rights over and across Park District property. That easement agreement would include, at a minimum, insurance requirements and proof of coverage, indemnification provisions protecting the Park District, restoration and maintenance obligations, traffic and security controls during peak use periods and any other terms reasonably required by Park District policy and legal counsel. The Easement Agreement must also be reviewed and approved by the Park District Board of Commissioners.

In addition, the project would be contingent upon obtaining all required approvals, permits, and authorizations from the City of Highland Park and any other applicable governmental agencies. Final design remains subject to engineering feasibility, traffic safety considerations, and compliance with all applicable codes, ordinances, and standards.





636 Ridge Road
 Highland Park, IL 60035
 847.831.3810 | pdhp.org

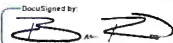
Unless otherwise agreed in writing, Makom will be responsible for all design, engineering, permitting, and construction costs, as well as restoration of any Park District property impacted by construction. Neither party will be obligated to proceed with the project unless and until a definitive Easement Agreement and any related agreements are fully executed in the manner required by law.

This LOI is intended solely as an expression of the parties' current intentions and does not constitute a binding agreement. No legally binding obligations shall arise unless and until a formal written agreement is approved and executed by both parties. The parties nevertheless agree to work collaboratively and in good faith to evaluate feasibility, advance design discussions, and negotiate the terms of a definitive Easement Agreement.

This LOI shall remain in effect for a period of 180 days from the date above unless extended in writing by both parties or terminated earlier by either party upon written notice (for any reason or no reason). The parties also acknowledge that execution of any final agreement remains subject to authorization by the Park District Board of Commissioners and by Makom's governing body.

If the foregoing accurately reflects your understanding, please indicate your acknowledgment below.

Park District of Highland Park

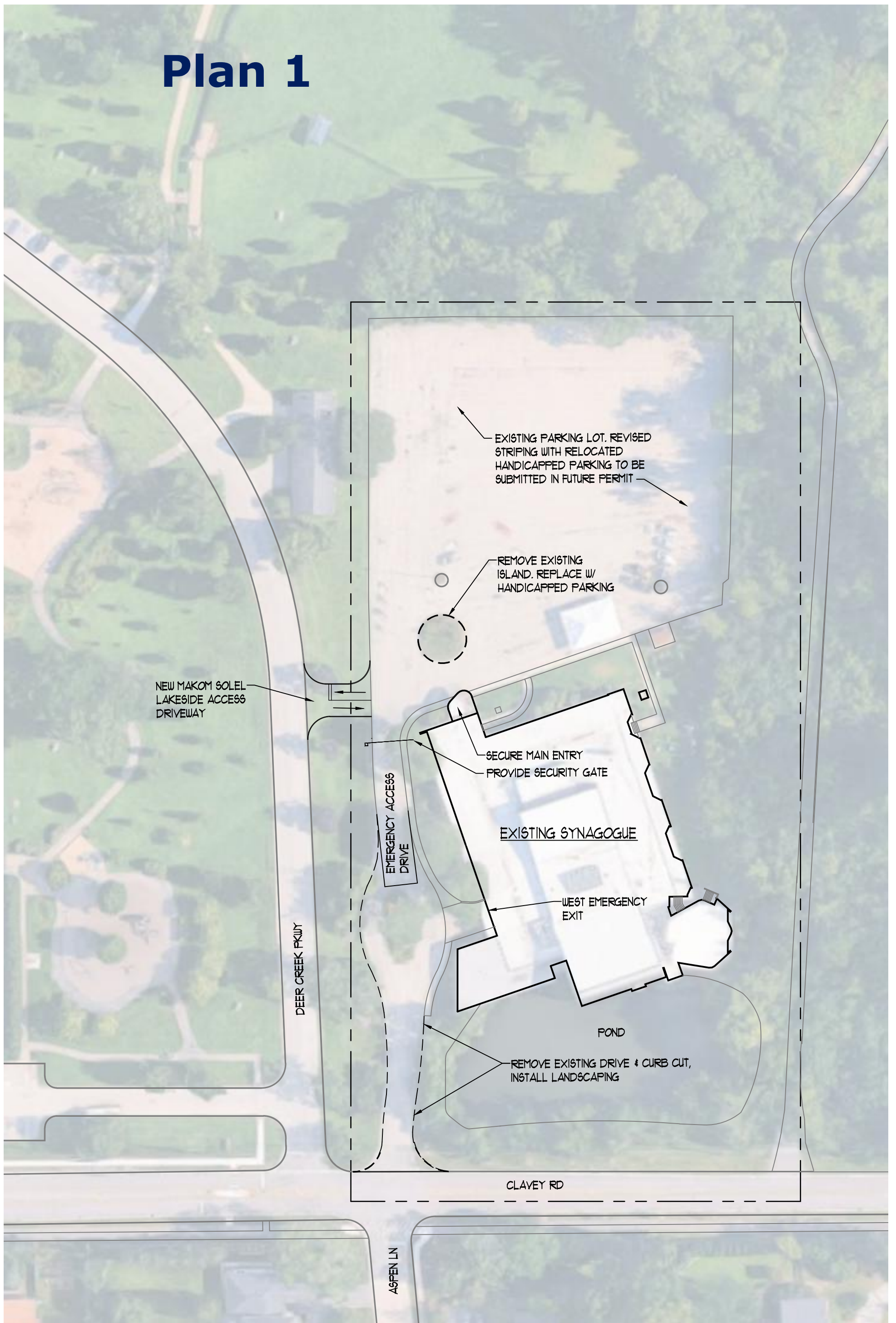
By: 
 Name: Brian Romes
 Title: Executive Director
 Date: 5/28/2026

Makom Solel Lakeside

By: 
 Name: Holly Krakow
 Title: Executive Director
 Date: 5/28/2026



Plan 1



MAKOM SOLEL LAKESIDE WEST EMERGENCY ACCESS FROM NORTH

1301 Clavey Rd, Highland Park, IL 60035

SITE_PLAN
1/64"=1'-0"
07.13.26

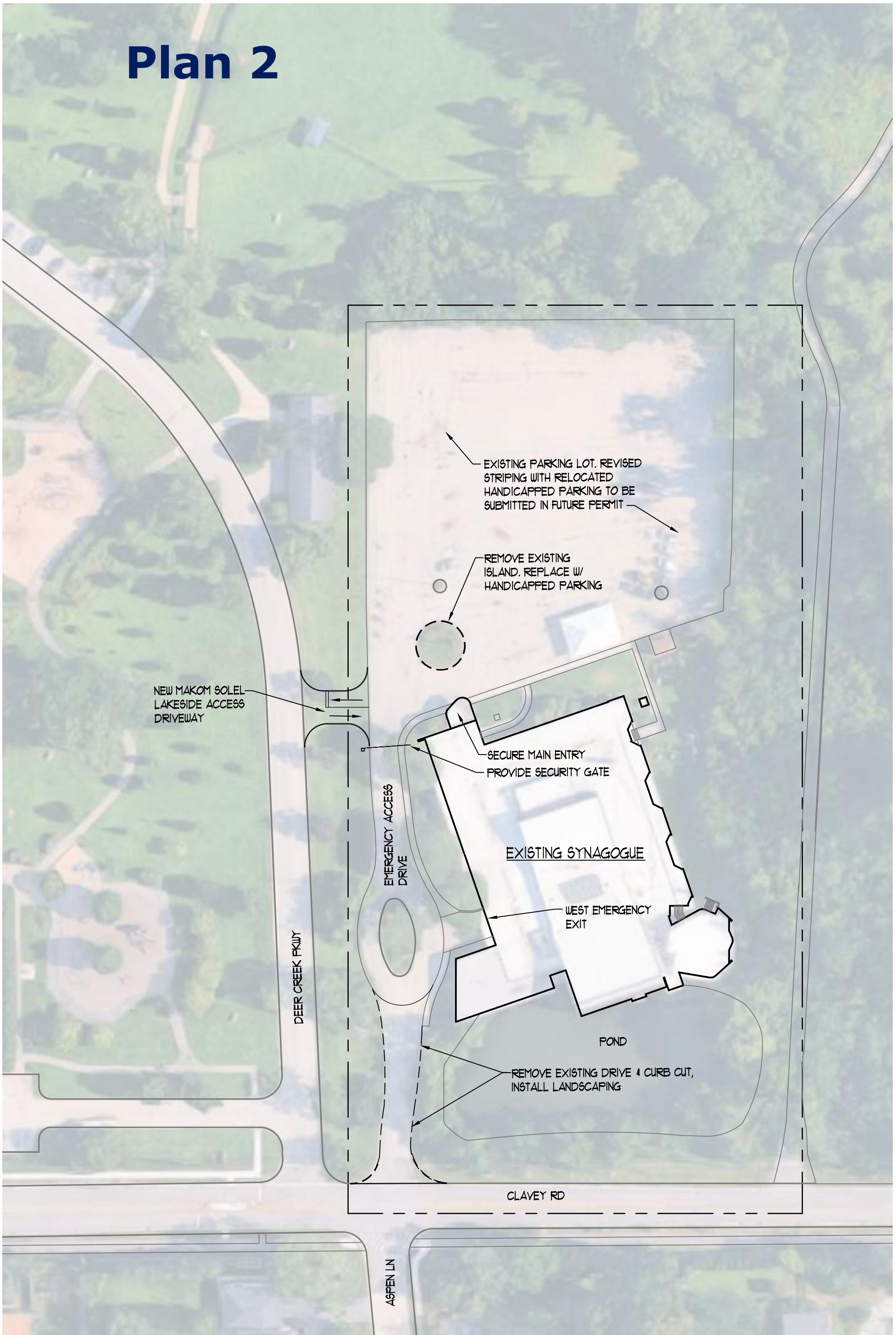


Partners in Design
ARCHITECTS

262.652.2800
Kenosha, WI

847.940.0300
Page 128 of 143

Plan 2



MAKOM SOLEL LAKESIDE WEST EMERGENCY ACCESS WITH TURNAROUND

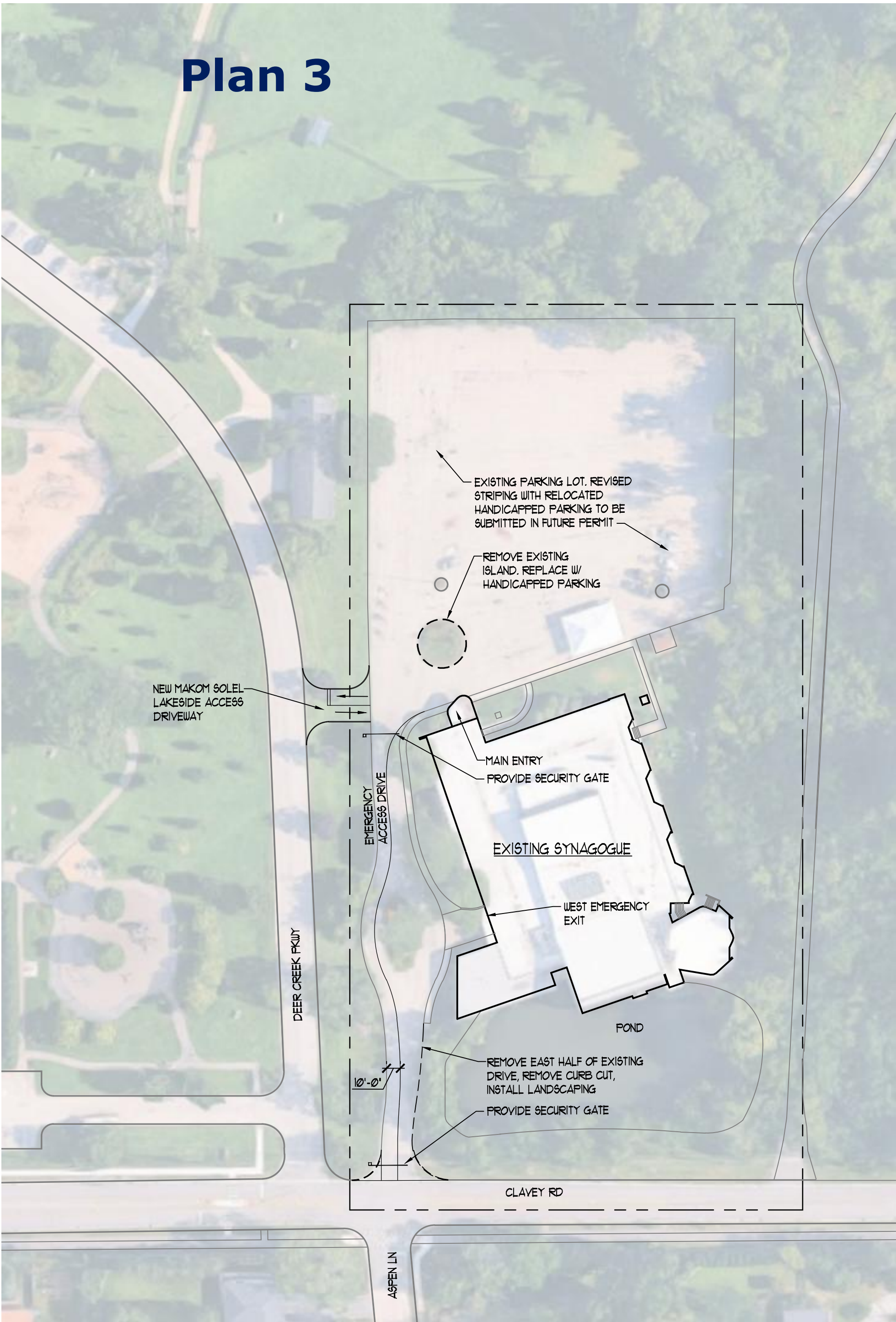
1301 Clavey Rd, Highland Park, IL 60035

SITE_PLAN
1/64"=1'-0"
07.13.26



PartnersinDesign
ARCHITECTS

Plan 3



MAKOM SOLEL LAKESIDE WEST EMERGENCY ACCESS WITH THROUGH LANE

1301 Clavey Rd, Highland Park, IL 60035

SITE_PLAN
1/64"=1'-0"
07.13.26



PartnersinDesign
ARCHITECTS

262.652.2800
Kenosha, WI

847.940.0300
Page 130 of 143

FINDINGS OF FACT
For Amendments to a Special Use Permit and Design Review

Public Hearing #SUP-2026-00010 for an Amendment to an Ordinance granting a Special Use Permit and a Special Exception to parking and Design Review (1301 Clavey Rd.)

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

- (1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;**

Finding: The Plan & Design Commission finds that the site is zoned R-1 County Estate Single Family, and that the conditional use of “House of Worship” was previously approved as part of Ordinance No. 54-09 in September of 2009.

- (2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;**

Finding: The Plan & Design Commission finds that the proposal does not affect the overall aesthetic of the existing structure, and remains in harmony with the appropriate, orderly development of the R1 Zoning District.

- (3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;**

Finding: The Plan & Design Commission finds that the proposed use will not be injurious to properties in the immediate vicinity of the subject property.

- (4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;**

Finding: The Plan & Design Commission finds that the nature and size of the property will not impede or discourage the development or use of adjacent land.

- (5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;**

Finding: The Plan & Design Commission finds that adequate utilities, access roads, and drainage exist.

- (6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from**

these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

Finding: The Plan & Design Commission finds that the site is providing all off-street parking facilities required by Article 8 of the Zoning Code and as granted relief in the prior Special Exception approval.

- (7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;**

Finding: The Plan & Design Commission finds that the development conforms to the regulations of the R1 zoning district and the applicable provisions in other Articles of Chapter 150.

- (8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and**

Finding: The Plan & Design Commission finds reasonable assurance that the conditional use will be built and maintained as authorized.

- (9) The special use shall comply with all applicable requirements set forth in this Chapter.**

Finding: The Plan & Design Commission finds that the proposed amendment meets the requirements of the Zoning Code.

CONDITIONS OF APPROVAL

The Commission finds that in order to meet one or more of the above standards of approval, the following conditions shall be imposed (to be drafted in final form by the City's Corporation Counsel):

- Applicant to resolve outstanding fire access concerns with the City.
 - Applicant will need final approval/s from the Highland Park Park District to perform work on and use Park District property.
-

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission (“**Commission**”)
FROM: Community Development Department
DATE: For the July 21, 2026 Commission Meeting
RE: **Public Hearing #ZTA-2026-00003 for a Zoning Code Text Amendment to revise, strike, or create definitions, land uses, land use permissions, and regulations related to Data Centers, Data Processing Centers, and similar uses**

Recommendation.

Staff recommend the Commission consider a Zoning Code Text Amendment to prohibit the land use “Data Center” within the City of Highland Park.

The Commission should open the public hearing, consider staff’s proposal, take testimony, and make a recommendation to the City Council. Corporation Counsel has drafted an ordinance for recommendation, attached as **Attachment 1**. Staff has prepared findings of fact recommending approval, attached as **Attachment 2**.

Background.

Periodically, staff review the Zoning Code and recommend improvements or changes to align with policy intent, and to keep our Codes up-to-date with current land use considerations. The impact of data centers has changed since the 1970s in ways that were not contemplated that warrant proactive zoning code changes to address this land use. Since allowed in 1974, Data Centers have evolved into uses that have potential externalities related to noise and air pollution, high levels of water consumption, and large facility size¹ that make them incompatible with residential uses and impact on city services. Therefore, staff recommend this land use not be allowed, as it is not compatible with the built environment and character of the City, particularly residential uses within the zoning districts.

- The land use “Data processing”, undefined, was an allowed land use in the I Industrial and Service District in the November 1974 Zoning Code.
- “Data Processing Centers”, undefined, were a “P” (permitted) land use in the RO, B3, B4, and B5 districts in the 1978 Zoning Code.
- “Data Processing Centers”, undefined, were a “P” (permitted) land use in the RO, B3, B4, B5, and I zoning districts in the 1997 Zoning Code.
- “Data Processing Centers”, undefined, are a “P” (permitted) land use in the RO, B3, B4-4, B4-5, B4-6, B4-BG, B5, I, and CDRO zoning districts currently.

Public Testimony & Comment.

None received through 5 pm on Friday, July 17.

Proposed Zoning Code Text Amendment.

Attachment 1 is the proposed zoning code text amendment in full. The ordinance accomplishes the following:

- Add the following definition of “Data Center” to Sec. 150.202.
 - Data center means an establishment primarily engaged in the storage, management, processing, and or transmission of digital data, and housing computer and or network

¹ Congressional Research Service, R48646, by Martin C. Offutt and Ling Zhu, Aug. 26, 2025, accessed on July 15-17, 2026; https://www.congress.gov/crs_external_products/R/PDF/R48646/R48646.1.pdf

equipment, systems, servers, appliances, and other associated components related to digital data operations.²

- In Sec. 150.490(H) strike “Data Processing Centers” and strike the use permissions – removing this row from the City Code.
- In Sec. 150.851 strike the row for “Data Processing Centers” from the off-street parking and loading requirements.
- In Section 150.490(M) add the use “Data Center” and leave all use permission squares blank – meaning that the recommendation is that Data Center not be allowed.

² City of Rolling Meadows; accessed July 18, 2026; <https://cityrm.org/ArchiveCenter/ViewFile/Item/11489>

City of Highland Park

Ordinance No. _____

**An Ordinance Amending the “City of Highland Park
Zoning Ordinance of 1997,” as Amended,
Regarding Data Centers**

WHEREAS, Article IV of the “City of Highland Park Zoning Ordinance of 1997,” as amended (“**Zoning Code**”), sets forth regulations for permitted and conditional uses within each zoning district of the City; and

WHEREAS, the City Council desires to amend the Zoning Code to define, and restrict the use of property in the City for, data centers (collectively, the “**Proposed Amendments**”); and

WHEREAS, a public hearing by the City Plan and Design Commission (“**PDC**”) to consider the Proposed Amendments to the Zoning Code was duly advertised in the Lake County News-Sun on _____, 2026, and held on July 21, 2026; and

WHEREAS, on July 21, 2026, the PDC adopted Findings of Fact, Public Hearing No. 2026-ZTA-____, recommending to the City Council approval of the Proposed Amendments, in accordance with and pursuant to Section 150.1506 of the Zoning Code; and

WHEREAS, the City Council has considered the Proposed Amendments and the recommendation of the PDC, and has determined that adoption of the Proposed Amendments, as set forth in this Ordinance, will serve and be in the best interest of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: **RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the City Council.

SECTION TWO: **DEFINITIONS.** Section 150.202, titled “Definitions,” of Article II, titled “Interpretation and Definitions,” of the Zoning Code is hereby amended to read as follows:

“Sec. 150.202. – Definitions.

Whenever in this Chapter the following words and phrases are used, they shall, for the purposes of this Chapter, have the meanings respectively ascribed to them in this Section, except when the context otherwise clearly indicates. Whenever in this Chapter other words are used, those other words shall have the meanings normally ascribed to them.

* * *

Data Center: Data center means an establishment primarily engaged in the storage, management, processing, and or transmission of digital data, and housing computer and or network equipment, systems, servers, appliances, and other associated components related to digital data operations.”

Additions are bold and double underlined; deletions are struck through.

* * *

SECTION THREE: USES WITHIN THE HC (HEALTH CARE) ZONING DISTRICT.
Section 150.410, titled “Uses within the HC (Health Care) Zoning District,” of Article IV, titled “Regulations for Permitted and Conditional Land Uses,” of the Zoning Code is hereby amended further to read as follows:.

“Sec. 150.410. – Uses within the HC (Health Care) Zoning District.

* * *

- (B) *Accessory Uses.* Uses which are deemed accessory to the permitted health care campus uses within an HC (Health Care) Zoning District include, but are not limited to: bus shelters; chapels; convenience banking facilities, including but not limited to adult day care services; automatic teller machines; barber shops/hair salons; credit union offices; ~~data processing centers;~~ **data centers;** day or evening care facilities and kindergartens/child care facilities (including adult or child care); community living facilities; drug stores; dry cleaning facilities; general business offices; gift shops; recovery services; health club/fitness facilities; home health care facilities; libraries; lodging houses; medical appliance and supply stores; not-for-profit museums; underground or surface off-street parking; optical goods stores; pedways; pharmacies; postal service pick-up stations; radio, radar, television and cellular telephone towers; recycling collection points; restaurants; satellite receiving/communication devices; and other similar uses.”

* * *

SECTION FOUR: TABLE OF ALLOWABLE USES. The “Table of Allowable Uses,” set forth in Article IV, titled “Regulations for Permitted and Conditional Land Uses,” of the Zoning Code is hereby amended as set forth in **Exhibit A** to this Ordinance.

SECTION FIVE: TABLE OF PARKING AND LOADING REQUIREMENTS. The “Table of Parking and Loading Requirements,” set forth in Article VIII, titled “Off-Street Parking and Loading,” of the Zoning Code is hereby amended as set forth in **Exhibit B** to this Ordinance.

SECTION SIX: PUBLICATION. The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION SEVEN: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURES ON FOLLOWING PAGE]

Additions are bold and double underlined; deletions are struck through.

AYES:

NAYS:

ABSENT:

PASSED

APPROVED:

PUBLISHED IN PAMPHLET FORM:

ORDINANCE NO.:

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk

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Additions are bold and double underlined; ~~deletions are struck through.~~

EXHIBIT A

“TABLE OF ALLOWABLE USES

			(H) BUSINESS SERVICE USES																						
R1	R2	R3	R4	R5	R6	R7	RM1	RM1A	RM2	RO	P = Permitted Uses C = Conditional Uses	HC	B1	B1A	B2	B2-RW	B3	B4-4	B4-5	B4-6	B4-BG	B5	I	PA	CDRO

* * *

									P	Data Processing Centers					P	P	P	P	P	P	P		P
--	--	--	--	--	--	--	--	--	---	-------------------------	--	--	--	--	---	---	---	---	---	---	---	--	---

(Omitted text is unaffected by this ordinance)

* * *

			(M) STORAGE, PROCESSING, AND WHOLESALING USES																						
R1	R 2	R 3	R 4	R 5	R 6	R 7	RM1	RM1A	RM 2	RO	P = Permitted Uses C = Conditional Uses	HC	B 1	B1 A	B2	B2- R W	B 3	B4 -4	B4 -5	B4 -6	B4 - BG	B 5	I	PA	CDRO

* * *

Additions are bold and double underlined; deletions are struck through.

											<u>Data</u>																	
			(Omitted text is unaffected by this ordinance)																									

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Additions are bold and double underlined; deletions are struck through.

EXHIBIT B

“TABLE OF PARKING AND LOADING REQUIREMENTS

* * *

(H) BUSINESS SERVICE USES		
	PARKING SPACES	LOADING SPACES

* * *

Data Processing Centers	4 spaces per 1,000 sq. ft. GFA for GFA up to 30,000 sq. ft., 3.3 spaces per 1,000 sq. ft. GFA for buildings with GFA over 30,000 sq. ft.	None for the first 10,000 sq. ft., then 1 per 30,000 sq. ft. up to 70,000 sq. ft. plus 1 per 80,000 sq. ft. thereafter
<i>(Omitted text is unaffected by this ordinance)</i>		

* * *

Additions are bold and double underlined; deletions are struck through.

Findings of Fact

Public Hearing #ZTA-2026-00003 for a Zoning Code Text Amendment to revise, strike, or create definitions, land uses, land use permissions, and regulations related to Data Centers, Data Processing Centers, and similar uses

Sec. 150.1505. Standards.

Pursuant to Section 150.1505(B) of the “City of Highland Park Zoning Ordinance of 1997,” as amended (“**Zoning Code**”), the Highland Park Plan & Design Commission (“**Plan and Design Commission**”) or the Highland Park City Council, as the case may be, shall not recommend an amendment to the Zoning Code, unless it shall make findings of fact based upon evidence presented at the hearing with respect to the following:

(1) Zoning Code. Proposed amendments are consistent with the intent and general regulations of Chapter 150 of the Zoning Code.

Finding: The Plan & Design Commission finds that the proposed text amendment to the Zoning Code (“**Proposed Amendment**”) is consistent with the objectives set forth in Section 150.101(B) of the Zoning Code. The Proposed Amendment is consistent and in harmony with the objectives of [Sections 150.101](#)(B)(1), (3), and (5) of the Zoning Code.

The Commission finds that since allowed in 1974, Data Centers have evolved into uses that have potential externalities related to noise and air pollution, high levels of water consumption, and large facility size¹ that make them incompatible with residential uses and impact on city services. Therefore, the Commission recommends this land use not be allowed, as it is not compatible with the built environment and character of the City, particularly residential uses within the zoning districts.

(2) Master Plan. Proposed amendments are consistent with the intent and actual text and drawings of the Master Plan.

Finding: The Plan & Design Commission finds that the Proposed Amendment is consistent with policies set forth in the Highland Park Comprehensive Master Plan of 1976, as amended (“**Master Plan**”) ². The Proposed Amendment is applicable to all zoning districts and as such the Proposed Amendment is not specific to any single neighborhood plan.

The Proposed Amendment is consistent and in harmony with the following subsections of the “Goals and Objectives” section of the Master Plan:

A. Community Character and Physical Growth Goals #1 & #2:

#1. “To effectively manage new development and redevelopment through thoughtful planning and appropriate regulations to maintain low density residential and commercial areas.”

#2. “To assure continuity and maintenance of neighborhood character as redevelopment occurs throughout the community to enhance the quality of life and preserve the aesthetic appeal of all neighborhoods.”

¹ Congressional Research Service, R48646, by Martin C. Offutt and Ling Zhu, Aug. 26, 2025, accessed on July 15-17, 2026; https://www.congress.gov/crs_external_products/R/PDF/R48646/R48646.1.pdf

² The Master Plan is available online at:

https://cms6.revize.com/revize/highlandparkil/development/city_of_highland_park_master_plan/docs/Basics%20of%20the%20City%20Master%20Plan.PDF.

B. Land Use and Zoning Goals #1 & #3:

#1. “To require new land uses and structures to harmonize with their immediate surroundings.”

#3. “To create and use a simple and flexible system for regulating the use and development of land which balances the protection of individual private property rights with the common good of the entire community.”

(3) Type of Change. Proposed amendments correct an error or omission, clarifies existing requirements or reflects a change in policy.

Finding: The Plan & Design Commission finds that the Proposed Amendment reflects a clarification and change in policy. The Proposed Amendment clarifies and changes the City’s regulations on Data Centers, a previously undefined land use, as it now defines the use and prohibits it throughout the City.

(4) Implementation. Proposed amendments provide a more workable way to achieve the intent and purpose of the Zoning Code and the Master Plan;

Finding: The Plan & Design Commission finds that the Proposed Amendment will further the intent and purpose of Chapter 150 of the Zoning Code and the Master Plan by this amendment and related regulations.

(5) Persons Benefited. Proposed amendments benefit the whole City, not just the petitioner, property owners(s), neighbors of any property under consideration, or other special interest groups.

Finding: The Plan & Design Commission finds that the Proposed Amendment benefits the City as a whole, and does not benefit only a property owner or any special interest group. The Proposed Amendment applies to all the zoning districts of the City and is not associated with a single property and, accordingly, the Proposed Amendment does not benefit just the neighbors of any specific property.

(6) Development Trend. The trend of development, if any, for the general area of the subject property, including changes, if any, which have taken place in its present zoning classification.

Finding: The Commission finds that since allowed in 1974, Data Centers have evolved into uses that have potential externalities related to noise and air pollution, high levels of water consumption, and large facility size³ that make them incompatible with residential uses and impact on city services. Therefore, Commission recommends this land use not be allowed, as it is not compatible with the built environment and character of the City, particularly residential uses within the zoning districts.

(7) Zoning. The zoning classification of a property within the general area of the subject property is considered; and

Finding: The Plan & Design Commission finds this standard is not applicable to the Proposed Amendment. The Proposed Amendment is not associated with a specific property and impacts all the zoning districts of the City.

(8) Public Facilities. Adequate public facilities exist or are capable of existing prior to the development permitted through the adoption of the amendment.

³ Congressional Research Service, R48646, by Martin C. Offutt and Ling Zhu, Aug. 26, 2025, accessed on July 15-17, 2026; https://www.congress.gov/crs_external_products/R/PDF/R48646/R48646.1.pdf

Finding: The Plan & Design Commission finds that data centers have evolved into uses that have potential externalities related to noise and air pollution, high levels of water and electricity consumption, and large facility size⁴.

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⁴ Congressional Research Service, R48646, by Martin C. Offutt and Ling Zhu, Aug. 26, 2025, accessed on July 15-17, 2026; https://www.congress.gov/crs_external_products/R/PDF/R48646/R48646.1.pdf