

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular meeting of the Zoning Board of Appeals of the City of Highland Park is scheduled to be held at the hour of 7:30 P.M. on Thursday, August 6, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

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

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

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

CITY OF HIGHLAND PARK ZONING BOARD OF APPEALS

Public Hearing
Thursday, 08/06/2026 - 7:30 P.M.
Council Chambers

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

AGENDA

1) Call to Order

2) Approval of Minutes

- a) 07/16/2026 Zoning Board of Appeals Draft Minutes

3) Business from the Public

4) Old Business

5) New Business

- a) **#VAR-2026-00073**
Property: 85 Hemlock Ln
Zoning District: R4

Appellant: Jeffery Kalinsky
Address: 85 Hemlock Ln, Highland Park, IL 60035

The petitioner and owner, Jeffery Kalinsky, 85 Hemlock Ln, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703, to encroach into the side yard setback requirements for a new shed.

- b) **#VAR-2026-00074**
Property: 1569 Forest Ave
Zoning District: R4 | LFOZ

Appellant: William Silverstein
Address: 1569 Forest Ave, Highland Park, IL 60035

The petitioner and owner, William Silverstein, 1569 Forest Ave, Highland Park, IL 60035, request by authority of Section 173.030 of the Highland Park Zoning Code, a variation of provision Section 173.010(C), to exceed the maximum allowable four feet fence height requirement within the required front yard.

6) Staff Report

7) Miscellaneous

8) Adjournment

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

MEETING DATE: Thursday, July 16, 2026

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

CALL TO ORDER

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

ROLL CALL

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

Commissioners Absent: Harmelech & Zaransky

Councilmember Absent: Center

Student Council Present: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Scott Byron, Landscape Architect/Scott Byron & Co., Inc.
Arvydas Tamkus/Petitioner

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – June 18, 2026

Commissioner Chase moved to approve the June 18, 2026, regular meeting minutes as drafted.

Commissioner Weisberg seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

1. #VAR-2026-00071

Property: 2121 St. Johns Avenue Appellant: 2121 St. Johns LLC
Zoning District: RM1 Address: 2121 St. Johns Avenue, Highland Park, IL 60035

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

Planner Hoffmann reviewed the proposal:

- Project Background
 - new sport court on north side of patio
 - RM1 zoning district
- Site Location
- Aerial view was shown
- Plat of Survey
 - existing patio (previously approved)
 - Heritage tree
- Proposed Work
 - Forestry comments resolved
- Property Photos
- Other Comments
- Review

Some ZBA comments for Staff are.....

- Commissioner Chase asked what the surface would be. Planner Hoffmann said pavers are being repaired. There will be a slope toward the north and a drainage tile to help with water flow.
- Commissioner Aronoff asked:
 - what the existing sport court is. Planner Hoffmann said gravel.
 - how big it is. Planner Hoffmann said 300 square feet. He will review the site plans.
 - what it will be used for. Planner Hoffmann replied – a basketball court and fencing.
- Commissioner Weisberg asked if basketball hoops can be placed anywhere. Planner Hoffmann responded – yes, in the rear yard, and noted there is a 10' setback.
- Chair Yablon asked, and Planner Hoffmann stated the poles are more of what's regulated.

Chair Yablon swore in Scott Byron, landscape architect with Scott Byron & Co., Inc., who noted he is a 45-year resident of Highland Park. He described this is a home for mentally and physically-challenged individuals who live independently. Socialization, play, interaction are all key components. Repairs and a walkway ramp will occur. A shed predated the sports court; hasn't been permeable. Public Works' Staff was concerned about drainage. This will be pitched, so water can enter into the City's storm sewer. This is meant to offer usable space for physical activity. Now, play occurs in the driveway. An arborvitae hedge will be placed at the east side.

Some ZBA comments for the Petitioner are.....

- Chair Yablon:

- referred to the letter for standards of approval. Mr. Byron discussed same (will not be for a profit, etc.)
- asked why the court needs to be there. Mr. Byron said the goal is to have socialization where residents can play safely. He continued this is not for convenience. It's to help residents be safe. The topography is not changing. The old shed will be removed. The hardship was not created by the Petitioner, won't be detrimental, water flow will be stopped, light or character won't be affected; is in harmony.
- Commissioner Chase asked, and Mr. Byron replied Keshet residents live at this facility. Some have jobs, etc.
- Commissioner Aronoff asked if this:
 - is set back from the street. Mr. Byron said yes.
 - can be placed in the parking lot. Mr. Byron noted it's not safe there.
- Commissioner Chase asked if the parking lot is only for residents. Mr. Byron said yes, along with visitors and health professionals.

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

More ZBA & Student Rep comments are.....

- Commissioner Chase appreciates the letter addressing the standards. Seems necessary; no negative comments. She believes the standards have been met and is in favor.
- Commissioner Treshansky said it's a good presentation. It's a fabulous organization. He is happy to approve this.
- Commissioner Aronoff said it's a great idea. He is unsure if the standards have been met. The property is too small.
- Commissioner Weisberg said the residents deserve this; not a negative for the neighborhood. He doesn't see how standards could be met. It's already paved over/gravel. The property is too small. The standards could be met.
- Chair Yablon agrees the organization is amazing. The standards must be met. If it didn't have a sport court, she wonders if it would have a reasonable return. It's not there yet. Mr. Byron shared people are backing up in the driveway; not a reasonable area currently for play. He noted this is a 16.5x16.5 gravel area. There is no other safe area for challenged individuals. A play area is an important part of this community. Not approving this would deter from the mission.
- Commissioner Chase asked if there's a reason that part of the front parking lot can't accommodate this. Mr. Byron said rear-ends of cars are present; would be an uncomfortable space. The slope is out to the street; balls go out onto St. Johns Avenue. The nature of this property is unlike anything in Highland Park; not impacting the neighborhood.
- Chair Yablon asked how many parking spaces there are. Mr. Byron replied 11, which are always full. Planner Hoffmann said parking can't occur on the street.
- Commissioner Aronoff asked if the variance goes away if the property is sold. Planner Hoffmann said City Staff doesn't track sales. It tracks permits. He noted it's possible, but there would be challenges.
- Commissioner Treshansky believes this project should be given the benefit of the doubt.
- Student Rep Heller believes it's more of an improvement rather than an expansion.
- Chair Yablon noted the code is typically for single-family homes. This is different. Mr. Byron stated everything is needed.
- Commissioner Chase said:
 - everything about this property is unusual. Today, parking wouldn't be placed in front.

- she is persuaded regarding a reasonable return; considering the mission; gives value to residents. The rear of the property is already paved.
- Commissioner Weisberg said based on what's happening there now, it's easier to make the case.

A straw poll was taken, and all are in favor.

Commissioner Chase moved to approve the order as drafted. Commissioner Treshansky seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

2. #VAR-2026-00072

Property: 421 Briarwood Place

Appellant: Arvydas Tamkus

Zoning District: R5

Address: 421 Briarwood Place, Highland Park, IL 60035

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

Planner Hoffmann reviewed the proposal:

- Project Background
 - new garage addition
 - R5 zoning district
 - built in 1926
- Site Location
- Aerial view was shown
- Plat of Survey
- Property Photos
- Proposed Work
- Other Comments (there were none)
- Review

Chair Yablon asked, and Planner Hoffmann noted what is existing. He illustrated the expansion.

Chair Yablon swore in petitioner, Arvydas Tamkus, who said he bought this house 2 years ago. It is 100 years old and requires attention. In that portion of the garage, the floor deteriorated, walls don't deter weather elements. It needs to be rebuilt; no possible way to repair. It would extend 1-2' in the back. There's a breezeway in front; would like to cover that and include with garage. The layout can't accommodate 2 cars; wall needs to be removed; not proper clearance.

Some ZBA & Student Rep comments are.....

- Chair Yablon asked if:

- the existing garage would be torn down. Mr. Tamkus said yes, the middle portion. Planner Hoffmann identified and explained the existing elevation.
- it remains a 2-car garage. Mr. Tamkus said – yes.
- Student Rep Heller asked if the existing garage accommodates 2 cars. Mr. Tamkus said it is too narrow; have scratched the car due to the wall (which is slated to be moved to the front).
- Commissioner Chase asked if there are still 2 wood decks. Planner Hoffmann said they're not in violation. He illustrated this would be in line with the existing garage. Mr. Tamkus stated part will be the garage, and part will be a mud room/storage. Planner Hoffmann explained and displayed same.
- Commissioner Weisberg asked where the breezeway is currently. Planner Hoffmann illustrated and identified same. Mr. Tamkus noted the original garage was built when the house was. Planner Hoffmann said the shed is attached to the garage and was previously-approved. A portion is being added to a nonconforming area and side yard. He noted 60 square feet would be added.

Mr. Tamkus stated this is a personal use. The old garage is in poor condition; frame structure is not in compliance. The layout can't accommodate 2 cars, newer vehicles. The hardship is the original design; will not impair light, character of the neighborhood, or increase congestion.

Chair Yablon asked if anyone in the audience wishes to speak on this matter. The following was sworn in:

- Jay Levine stated he supports the proposal.

More PDC comments are.....

- Commissioner Weisberg said this had to be done; standards have been met.
- Commissioner Aronoff agrees; it's great and follows the lines.
- Commissioner Treshansky agrees, and noted this is a small ask. He supports this.
- Commissioner Chase believes the standards have been met.
- Chair Yablon agrees the standards have been met; makes sense.

Commissioner Chase moved to approve the variance as drafted. Commissioner Weisberg seconded the motion.

On a roll call vote

Voting Yea	Chairperson Yablon; Commissioners Aronoff, Chase, Treshansky, & Weisberg
Voting Nay:	None

Chairperson Yablon declared that the motion passed unanimously.

STAFF REPORT

There is no Staff Report.

MISCELLANEOUS

The next ZBA meeting is August 6, 2026. Chair Yablon noted she may not be in attendance. Commissioner Treshansky stated he would not be in attendance.

ADJOURNMENT

Commissioner Chase moved to adjourn the meeting at 8:44 p.m. Commissioner Treshansky seconded the motion.

1 On a voice vote

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

3 Voting Nay: None

4
5 Chairperson Yablon declared that the motion passed unanimously.

6
7 Respectfully Submitted,

8
9
10 Gale Cerabona

11 Recorder

12
13 **MINUTES OF JUNE 18, 2026, WERE APPROVED WITHOUT CORRECTIONS.**



Date: August 6, 2026
To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
From: Patrick Hoffmann, Planner II & Staff Liaison
Subject: 85 Hemlock Ln Application Summary

APPLICATION SUMMARY:

The petitioner and owner, Jeffery Kalinsky, (**the “Applicant”**) of 85 Hemlock Ln Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, variation of provision Section 150.703 to encroach into the side yard setback along the southern property line for a new shed. The subject property is an interior lot located within the R4 zoning district and is a locally landmarked property constructed in 1979.

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

- (i) To encroach into the required side yard setback of 12 feet along the southern property line by 9’ feet for a new shed;

The applicant is proposing a new shed to replace the existing shed adjacent to the southern property line. The existing shed is currently located 1.85’ away from the southern property line. As detailed, the shed plan proposes shifting the shed to 3’ away from the adjacent property line.

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

NEIGHBOR & CITY COMMENTS:

- No additional comments

ATTACHMENTS:

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

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



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION

Property Address: 85 Hemlock Ln Highland Park IL 60035 United States	
Property's Current Zoning: R4	Property's Current Use: Single-family homes
Lot/Tract Area (SF): 20,908.8	Minimum Lot Area for Applicable Zoning District (SF): 20,000
Legal Description (note if attached): MCKILLIPS WESTGATE SUB (EX S 25 FT) LOT 14	
Brief Project Description: Replacement shed in same location, does not meet 12.5 side yard setback and requires variance. Existing privacy fence provides screening.	

FOR INTERNAL USE ONLY

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

PETITIONER & OWNER INFORMATION

Petitioner

Applicant's Name:	Jeffery Kalinsky
Address (City, State, ZIP):	85 Hemlock Ln Highland Park IL 60035 United States

Owner

Property Owner's Name (if the Petitioner is not the legal owner of the property):	Jeffery Kalinsky & ALICJA KUKLINSKA
Address (City, State, ZIP):	85 Hemlock Ln Highland Park IL 60035 United States

Attorney or Representative Counsel

Contact Name:	
Address (City, State, ZIP):	

Architect/Builder

Contact Name:	Stronghold Construction & Maintenance
Address (City, State, ZIP):	848 Hayden Dr Yorkville IL

PROPERTY OWNER SIGNATURE

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

Alicja Kuklinska 7-1-2026
Property Owner Date
Sworn to before me this 1st day of July 2024

OFFICIAL SEAL
MARY J WIECZORKIEWICZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/26/2027

Petitioner or Other Than Property Owner Date
Sworn to before me this ____ day of ____ 20__

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

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, August 6, 2026, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2026-00073

Petitioner: Jeffery Kalinsky
Zoning District: R4
Subject Property: 85 Hemlock Ln
Highland Park, Illinois 60035

The petitioner and owner, Jeffery Kalinsky, 85 Hemlock Ln, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703, to encroach into the side yard setback requirements for a new shed.

The Subject Property, commonly known as 85 Hemlock Ln is legally described as follows:

LOT 22 IN LEWIT HEMLOCK SUBDIVISION, OF PART OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 23, 1977 AS DOCUMENT 1859890 IN BOOK 61 OF PLATS PAGES 42 AND 43, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 28, 1978 AS DOCUMENT 1934465 IN LAKE COUNTY ILLINOIS.

PIN: 16-34-414-037-0000

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

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

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

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

Zoning Board of Appeals | Alexis Yablon, Chairman

LETTER OF SITUATION AND HARDSHIP

June 17, 2026

Pending Permit Number: ACCY-2026-01053

Property Address: 85 Hemlock Lane, Highland Park, IL

To the Honorable Members of the Highland Park Zoning Board of Appeals:

We respectfully request approval of the variance necessary to permit the replacement of an existing shed at 85 Hemlock Lane in substantially the same location it has occupied for many years.

This request is not intended to facilitate a major expansion of the property or establish a new use. Rather, it seeks to replace an aging and deteriorated structure with a new shed that will continue to serve the ordinary storage needs of the property while preserving the natural features of the site.

Our property contains thirteen mature oak trees and two mature spruce trees. In addition, neighboring properties have large, mature oak trees whose canopies and root systems extend onto our property. These trees are a valuable part of the neighborhood's character, environmental health, and overall beauty. Preserving them has been a priority throughout this process.

For this reason, we have intentionally limited the size of the proposed shed. While replacing the existing structure could have presented an opportunity for a much larger building, we chose only a modest increase in size, approximately two feet wider than the current shed in order to meet practical storage needs without jeopardizing the health of these mature trees or disturbing critical root systems.

The property is further constrained by significant drainage and flooding issues in portions of the rear yard. After heavy rainfall, standing water accumulates, making that area unsuitable for a shed.

Photographs submitted with this application demonstrate both the mature tree coverage and the recurring flooding conditions.

Given these unique circumstances, the proposed location represents the most practical and least intrusive solution available. This request is driven by the physical limitations of the property, the need to avoid flood-prone areas, and our commitment to preserving mature trees that benefit not only our property but the surrounding neighborhood as well.

We would also like to note that the backyard is fenced, and the shed has limited visibility from

neighboring properties, particularly in its current location. We have made every effort to be considerate of neighboring homes, views, and the overall character of the area.

The proposed shed will replace an existing structure and will not be detrimental to neighboring properties, public safety, property values, or the character of the neighborhood. On the contrary, replacing the aging shed with a well-maintained structure of modest size and natural appearance will improve both the functionality and appearance of the property.

We have also engaged a reputable shed construction company and are committed to completing the project in a professional manner and in compliance with all applicable requirements.

We respectfully ask for the Board's understanding and reasonable consideration of these unique conditions and for permission to proceed with this modest replacement project.

Approval of the requested variance will allow us to replace an aging structure responsibly while preserving valuable natural resources, addressing challenging site conditions, and maintaining the character of the neighborhood.

Thank you for your time, consideration, and service to the City of Highland Park.

We sincerely appreciate your review of our request.

Respectfully submitted,

Alicja Kuklinska & Jeffrey Kalinsky
Homeowners

Jeffery Kalinsky

LEGEND	
N	North
S	South
E	East
W	West
N.E.	North-East
S.E.	South-East
N.W.	North-West
S.W.	South-West
P.O.B.	Point of Beginning
T.O.P.	Top of Page
R.O.M.	Right of Way
D.R.	Document
M.R.	Measured
T.P.	Top of Page
M.N.	Met North
M.W.	Met West

R. E. DECKER
1933-1999

R. E. DECKER
1933-1999

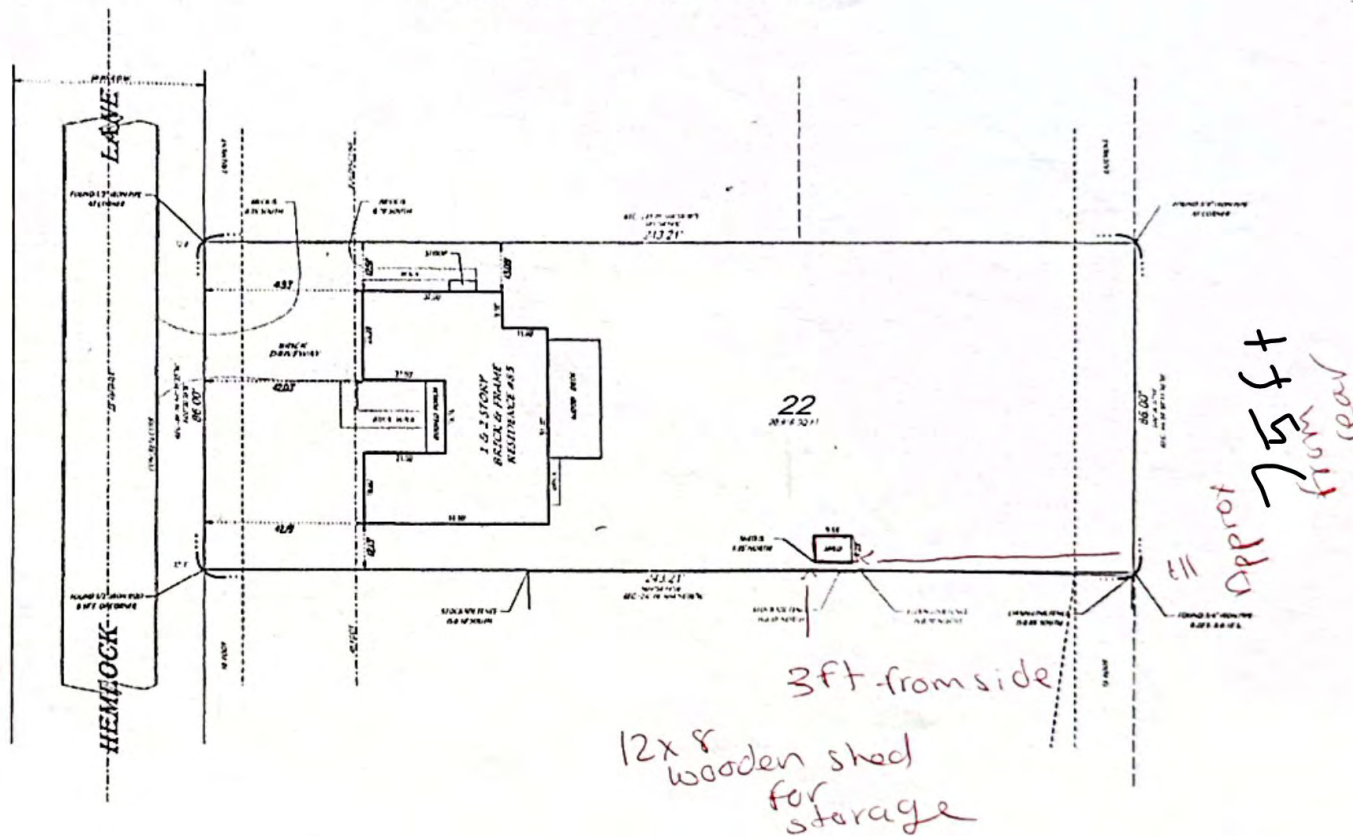
Plat of Survey

Lot 22 in Lake Hemlock Subdivision, part of Southeast Quarter of the Southeast Quarter of Section 34, Township 43 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof, recorded August 23, 1977 as Document 1855383 on Book 41 of Page 12 and 13, and corrected by Certificate of Correction recorded July 28, 1979 as Document 1934163 in Lake County, Illinois.

Commonly Known as 85 HEMLOCK LANE, HIGHLAND PARK, ILLINOIS.

The Meridian is assumed but reflects the record Subdivision as filed, except where noted.

Scale 1" = 20' ft



ORDER NUMBER 20-226
ORDERED BY MARLENE SUMM, ATTY.
FOR AIS PROPERTY HOLDINGS, LLC
REVISIONS

WITNESS A RAISED SEAL
PLAT IS NOT VALID



R. E. DECKER
PROFESSIONAL LAND SURVEYORS P.C.
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com



Field Work Completed on: 6-19-20
STATE OF ILLINOIS
COUNTY OF LAKE
This Professional service conforms to the current
Illinois minimum standards for a "Boundary Survey."
R. E. DECKER, P.C.
By: [Signature] 6-24-20
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title Insurance compare all
notes in this Plat before building by them, and report any differences in town.
Dimensions are shown in feet and decimal parts thereof. Refer to Title, Chainman
or Building Department for additional easements, notices or restrictions which
may exist.



Building Details/Permit Details

Building Size & Style

PRO Gable- 8'x 12'

Wall Height: 7'

Door

x1 6' Double Door w/ keys

Paint Details

Walls: Customer Supplied Color

Trim: Customer Supplied Color

Roof

Weathered Gray- Architectural Shingle

Drip Edge/Vent Color

White

Is a Permit being pulled for Job?

Yes

Who Is Pulling the Permit?

The Shed Pros

Optional Details

Windows

x1 2x2' Sliding Glass Window

Roof

5/12 pitch

Gable Overhang 6"

Special Service

Removal Of Old Shed

16" On center floor frame

Interior

x2 16" Shelves

x1 4'x8' Lofted Shelf

Vents

x2 Gable Vents

Exterior

Anchors x4

2x4 Floor Frame

Job-site/Installer Details

Is there a power Outlet within 100 Ft of Installation?

Yes

Building Location must be level to properly install the building (Within 4" off level

Yes

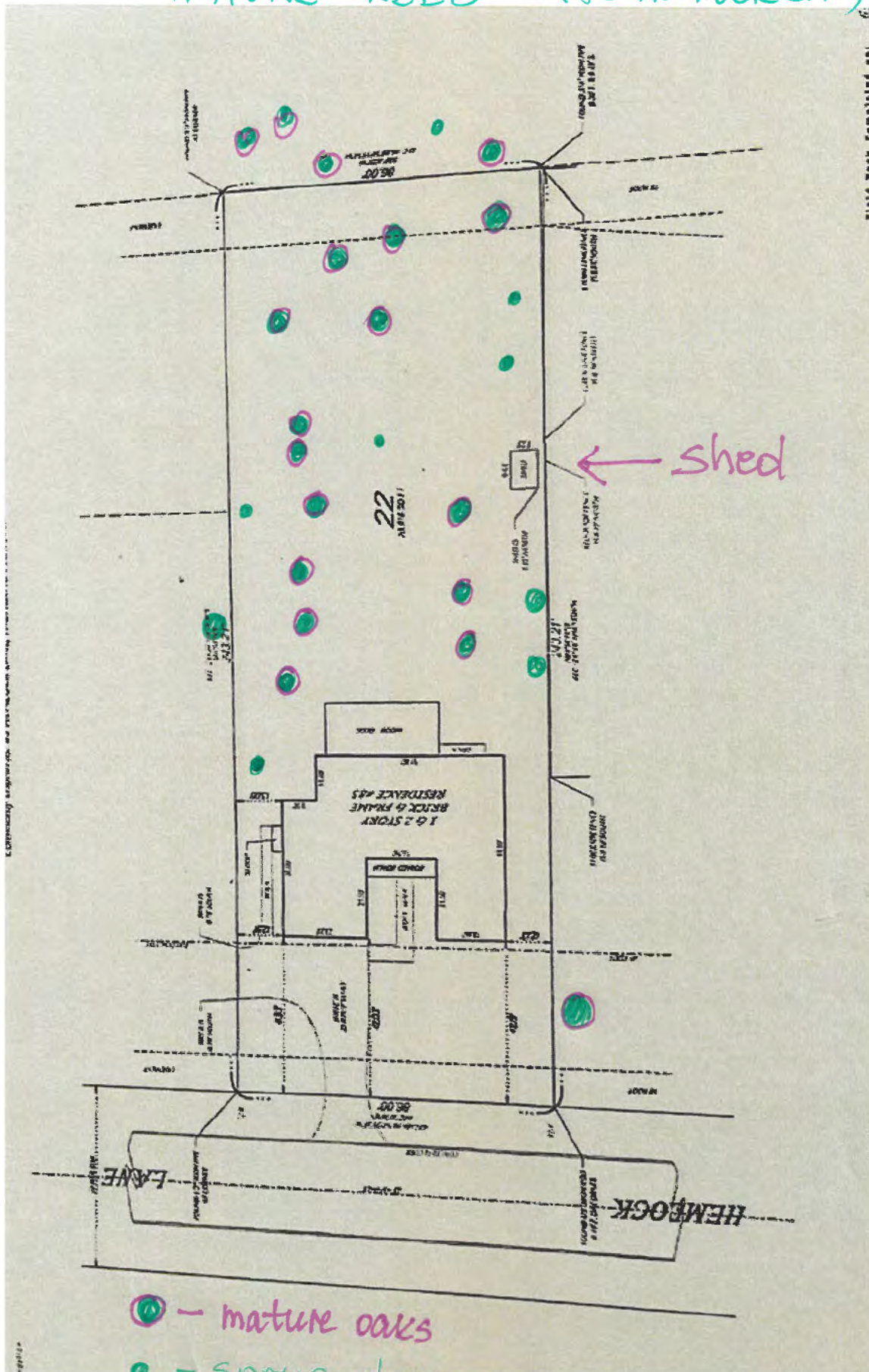
Will there be 18" Of unobstructed Workspace around perimeter of all four walls?

Yes

What will shed be installed on?

Grass w/ blocks

MATURE TREES (85 Hemlock Ln)





overview





(June 2026)



Overview (spring)



← shed

June 2026

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
JEFFERY KALINSKY
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00073

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

This order (“**Order**”) concerns the petitioner and owner Jeffery Kalinsky of 85 Hemlock Ln, Highland Park, IL 60035, for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park (“**Board**”), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 85 Hemlock Ln, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (“**Property**”).
2. The Property is currently improved with a single family house.
3. The Property is located within the R4 Zoning District, as established by “The City of Highland Park Zoning Ordinance of 1997,” as amended (“**Zoning Ordinance**”).
4. The Applicant sought the following variations from of Section 150.703 of the City Code (the “**Variation**”), to construct an addition as depicted on the Plans within Exhibit B.
 - a. To encroach into the required side yard setback of 12 feet along the southern property line by 9 feet for a new shed;
5. Notice of the time and place of the hearing was duly published in Lake County News-Sun, a newspaper of general circulation in the City, not more than 30 days nor less than 15 days previous to the hearing, in accordance with the Zoning Ordinance and all applicable law.

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

IT IS, THEREFORE, ORDERED AS FOLLOWS:

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

- (i) To encroach into the required side yard setback of 12 feet along the southern property line by 9 feet for a new detached garage;

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

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

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

- a. Marked up Plat of Survey by Jeffery Kalinsky for the property 85 Hemlock Ln,
- b. Shed Elevations by Shed Pros for a 12' x 8' shed;

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

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

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

Order approved August 6, 2026

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

By: _____
Alexis Yablon, Chairman

5146803_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 85 Hemlock Ln is legally described as follows:

LOT 22 IN LEWIT HEMLOCK SUBDIVISION, OF PART OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 23, 1977 AS DOCUMENT 1859890 IN BOOK 61 OF PLATS PAGES 42 AND 43, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 28, 1978 AS DOCUMENT 1934465 IN LAKE COUNTY ILLINOIS.

PIN: 16-34-414-037-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT

Jeffery Kalinsky

LEGEND

N	North
S	South
E	East
W	West
N.E.	North-East
S.E.	South-East
N.W.	North-West
S.W.	South-West
P.O.B.	Point of Beginning
T.O.P.	Top of Page
R.O.M.	Right of Way
D.R.	Document
D.R.	Decided in
M.R.	Measured
T.P.	Top of Foundation
M.N.	Met North
M.S.	Met South

R. E. DECKER
1933-1999

R. E. DECKER
1933-1999

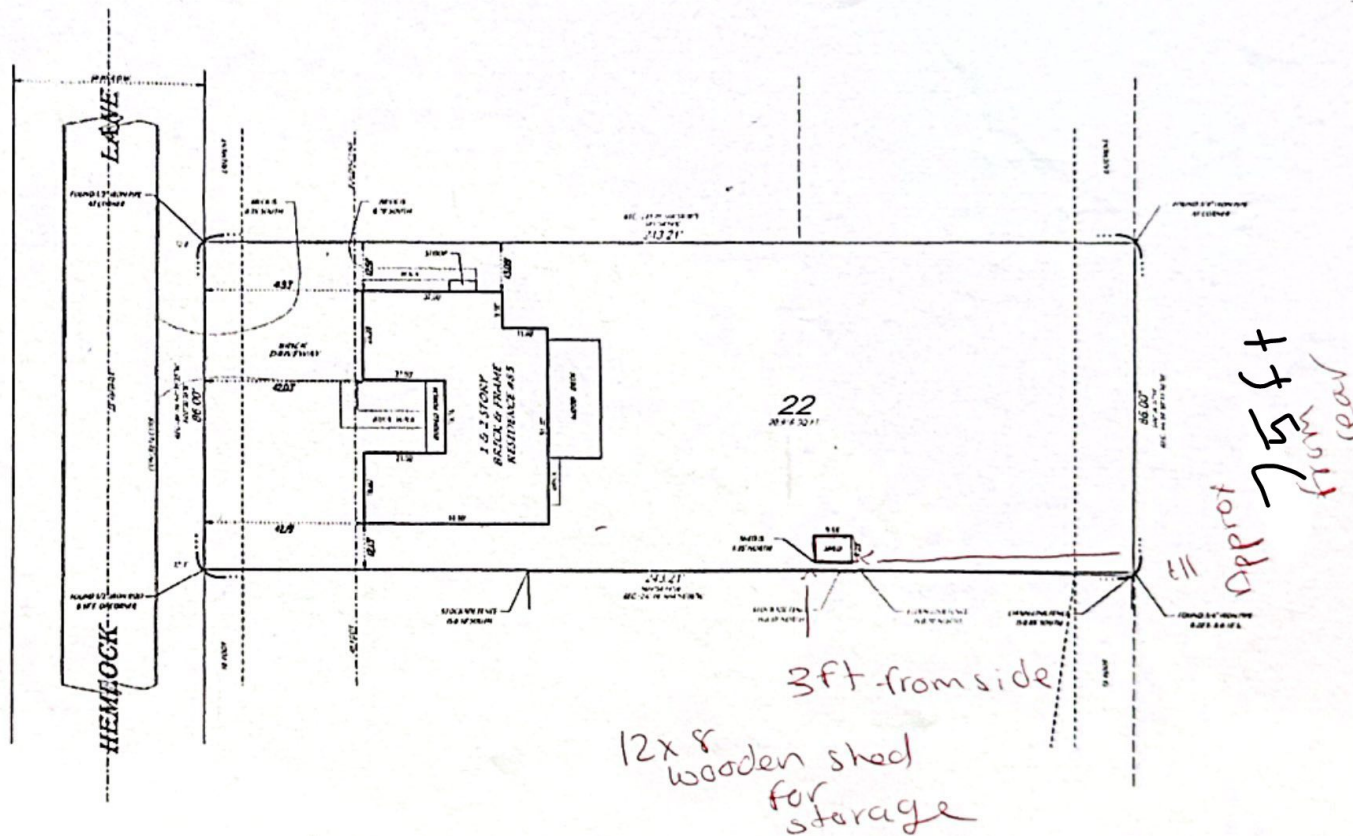
Plat of Survey

Lot 22 in Lake Hemlock Subdivision, part of Southeast Quarter of the Southeast Quarter of Section 34, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded August 23, 1977 as Document 1855383 in Book 41 of Page 12 and 13, and corrected by Certificate of Correction recorded July 28, 1978 as Document 1934163 in Lake County, Illinois.

Commonly known as 85 HEMLOCK LANE, HIGHLAND PARK, ILLINOIS.

The Meridian is assumed but reflects the record Subdivision as filed, except where noted.

Scale 1" = 20 ft



ORDER NUMBER 20-226
ORDERED BY MARLENE SUMM, ATTY.
FOR AIS PROPERTY HOLDINGS, LLC
REVISIONS

WITNESS A RAISED SEAL
PLAT IS NOT VALID

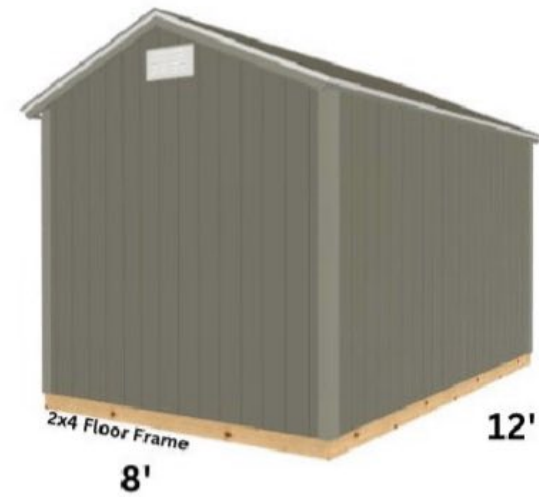


R. E. DECKER
PROFESSIONAL LAND SURVEYORS P.C.
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com



Field Work Completed on: 6-19-20
STATE OF ILLINOIS
COUNTY OF LAKE
This Professional Survey conforms to the current Illinois minimum standards for a "Boundary Survey."
R. E. DECKER, P.C.
6-24-20
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title Insurance compare all stakes in this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Cession and Building Department for additional Easements, Easements or Restrictions which may exist.



Building Details/Permit Details

Building Size & Style

PRO Gable- 8'x 12'

Wall Height: 7'

Door

x1 6' Double Door w/ keys

Paint Details

Walls: Customer Supplied Color

Trim: Customer Supplied Color

Roof

Weathered Gray- Architectural Shingle

Drip Edge/Vent Color

White

Is a Permit being pulled for Job?

Yes

Who Is Pulling the Permit?

The Shed Pros

Optional Details

Windows

x1 2x2' Sliding Glass Window

Roof

5/12 pitch

Gable Overhang 6"

Special Service

Removal Of Old Shed

16" On center floor frame

Interior

x2 16" Shelves

x1 4'x8' Lofted Shelf

Vents

x2 Gable Vents

Exterior

Anchors x4

2x4 Floor Frame

Job-site/Installer Details

Is there a power Outlet within 100 Ft of Installation?

Yes

Building Location must be level to properly install the building (Within 4" off level

Yes

Will there be 18" Of unobstructed Workspace around perimeter of all four walls?

Yes

What will shed be installed on?

Grass w/ blocks



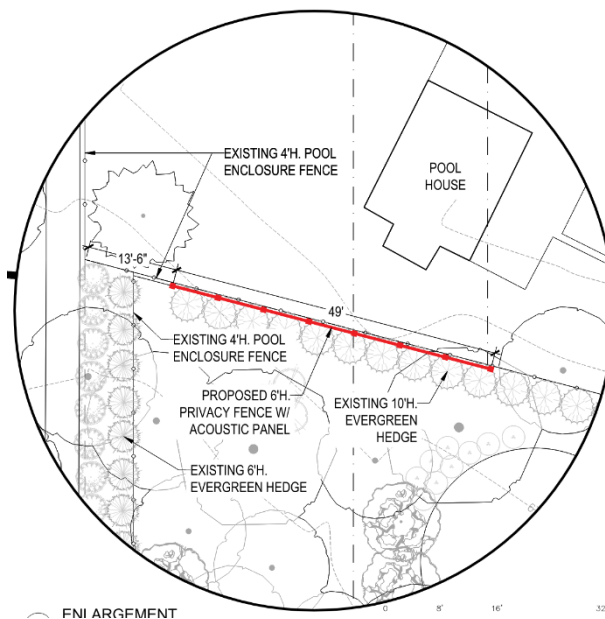
Date: August 6, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II
 Subject: 1569 Forest Ave Application Summary

APPLICATION SUMMARY:

The petitioner and owner William Silverstein, (**the “Applicant”**) of 1569 Forest Ave, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(14) of the Highland Park Zoning Code, variation of provision Section 173.030 to exceed the maximum allowed four feet fence height requirement within the required front yard. The subject property is a through lot with frontage along Forest Ave and Hawthorne Ln within the R4 zoning district and Lake Front Density and Character Overlay Zone. According to Lake County Assessor’s Office the home was built in 2003.

The Applicant seeks relief from Section 173.010(C) by authority of Section 173.030(A)(1):

- (i) To exceed the allowable fence height of 4 feet within the front yard by 2 feet for a 6 feet tall fence along the northern property line;



The applicant is proposing to heighten an existing fence that runs along the northern property line. This new proposed fence will be 6’ tall, which is 2’ above the fence height maximum requirement within the front yard. Please note, beyond the 40’ front yard requirement a 6’ fence is allowed. The variation is for 26.5’ of fencing within the front yard.

In the event the variation is approved, the Applicant is required to get a building permit before construction. This is a request for Chapter 173 fences and flagpoles and requires the ZBA to use the Section 173.030(C) variation standards.

NEIGHBOR & CITY COMMENTS:

- No additional comments

ATTACHMENTS:

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

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



Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION

Property Address: 1569 Forest Avenue	
Property's Current Zoning: R4 - Low to Moderate Density Residential District	Property's Current Use: Single Family Residential
Lot/Tract Area (SF): Parcel 1: 46,160 SF	Minimum Lot Area for Applicable Zoning District (SF): 20,000 SF
Legal Description (note if attached): Lot 1 in Silverstein Resubdivision, being a resubdivision of Lot 2 in Irving Harris resubdivision & Lot 14 in Block 67 in the City of Highland Park, all in the NW Fractional Quarter of Section 25, Township 43 N, Range 12, East of the Third Principal Meridian according to the Plat of Silverstein Resubdivision, recorded March 18, 2014 as document number 7084862, in Lake County, Illinois	
Brief Project Description: Variance for 6-foot Fence within Frontyard Setback	

FOR INTERNAL USE ONLY

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

PETITIONER & OWNER INFORMATION

Petitioner	
Applicant's Name:	Phone:
Address (City, State, ZIP):	Email:
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property): William Silverstein	
Address (City, State, ZIP): 1569 Forest Ave., Highland Park, IL 60035	
Attorney or Representative Counsel	
Contact Name:	
Address (City, State, ZIP):	
Architect/Builder	
Contact Name: Claire Kettelkamp - Kettelkamp & Kettelkamp Landscape Architecture LLC	
Address (City, State, ZIP): 1126 Brummel Street, Evanston, IL 60202	

PROPERTY OWNER SIGNATURE

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

Property Owner:  Date: **5/24/26**
Sworn to before me this **24th** day of **June**, 20**26**.



Notary

Petitioner (If Other Than Property Owner): _____ Date: _____
Sworn to before me this _____ day of _____, 20____.

Notary

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

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, August 6, 2026, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2026-00074

Petitioner: William Silverstein
Zoning District: R4 | LFOZ
Subject Property: 1569 Forest Ave
Highland Park, Illinois 60035

The petitioner and owner, William Silverstein, 1569 Forest Ave, Highland Park, IL 60035, request by authority of Section 173.030 of the Highland Park Zoning Code, a variation of provision Section 173.010(C), to exceed the maximum allowable four feet fence height requirement within the required front yard.

The Subject Property, commonly known as 1569 Forest Ave is legally described as follows:

PARCEL 1: LOT 1 IN SILVERSTEIN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN IRVING HARRIS RESUBDIVISION AND LOT 14 IN BLOCK 67 IN THE CITY OF HIGHLAND PARK, ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SILVERSTEIN RESUBDIVISION, RECORDED MARCH 18, 2014 AS DOCUMENT NUMBER 708862, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: LOT 5 (EXCEPTING THE NORTHERLY 10 FEET THEREOF) IN BLOCK 67 IN THE RECORD PLAT OF THE SOUTH PARK OF HIGHLAND PARK IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 16-25-101-022-0000; 16-25-101-021-0000; 16-25-101-010-0000

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

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

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

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

Zoning Board of Appeals | Alexis Yablon, Chairman

Project Narrative and Hardship

Re: Request for a Variation to Permit a Six-Foot Fence within the Front Yard Setback

Property Address: 1569 Forest Avenue, Highland Park, Illinois

To the Members of the Zoning Board of Appeals:

On behalf of the property owner of 1569 Forest Avenue, we respectfully request a variation to permit the extension of an existing six-foot-high fence approximately twenty-seven (27) feet into the front yard setback along the property's north side lot line. This request would allow the fence to remain at a consistent six-foot height where the Zoning Ordinance would otherwise require the fence to transition to a height of four feet.

This request is not made to obtain additional privacy beyond that ordinarily enjoyed by residential properties, nor is it sought as a matter of convenience. Rather, it is a site-specific mitigation measure necessitated by the unique circumstances created by the approved location and use of an adjoining open-sided pool pavilion located on the neighboring property at 256 Ravine Drive.

Existing Site Conditions

The subject property is a large estate residence fronting on Forest Avenue. Along its north property line, it adjoins a corner lot whose rear yard faces the applicant's front yard and covered front porch. Unlike the typical relationship between neighboring residential properties, where front yards face one another across a public street, the applicant's principal outdoor living space directly faces the adjoining property's backyard recreational area.

Several years ago, the owner of the adjoining property obtained a zoning variation permitting construction of an accessory pool pavilion within the required front yard setback. The applicant supported that request in writing because it was believed the structure could coexist compatibly with the surrounding neighborhood.

The approved pavilion is an open-sided structure intended for outdoor recreation and entertainment. Because it is open on all four sides, the normal activities associated with its use—including light spill, conversation, entertainment noise, and the visual presence of occupants—emanate freely beyond the physical footprint of the structure. These operational impacts are experienced directly from the applicant's covered front porch and front yard, substantially diminishing the quiet enjoyment of these principal outdoor living areas.

Prior to requesting zoning relief, the applicant invested in a substantial *Thuja plicata* (Western Red Cedar) hedge along the north property line in an effort to mitigate these impacts. While the hedge provides limited visual screening during portions of the year, it has not proven capable of meaningfully reducing light spill or attenuating sound originating from the open-sided pavilion.

After attempting this less intrusive landscape solution, the applicant has concluded that extending the six-foot fence with sound-attenuating construction represents the minimum effective measure necessary to mitigate these impacts.

The requested variation extends the six-foot fence only approximately twenty-seven feet beyond the point at which the Ordinance currently requires the fence height to transition to four feet. This additional length is necessary because the impacts generated by the pavilion extend beyond the structural footprint itself. If the fence were reduced to four feet immediately beyond the pavilion, light, sound, and views of activity associated with the pavilion would continue to project into the applicant's front porch and front yard, substantially reducing the effectiveness of the proposed mitigation.

Standards for Granting a Variation

1. The hardship is unique and is not merely a matter of convenience.

The hardship affecting this property is unique. It arises from the unusual relationship between the applicant's front yard and the neighboring rear yard, combined with the previously approved location of an open-sided pool pavilion within the adjoining property's front yard setback. Few residential properties experience the operational impacts of an outdoor entertainment pavilion immediately adjacent to a principal front-yard living space.

The requested variation is not intended to create additional privacy for its own sake. It is requested to mitigate identifiable light, noise, and visual impacts resulting from a unique site condition that is uncommon within the zoning district.

2. The hardship results from the physical characteristics and surroundings of the property.

The hardship results from the unique physical relationship between the two properties, including the corner-lot configuration, the orientation of the residences, and the approved location of the neighboring pavilion. These physical circumstances place the applicant's covered front porch directly adjacent to an active outdoor entertainment area in a manner not typically found in residential neighborhoods.

Strict application of the fence height regulation under these unique circumstances prevents an effective mitigation measure from functioning as intended.

3. The hardship is not self-created.

The applicant neither constructed nor requested approval of the neighboring pavilion. Before seeking zoning relief, the applicant attempted to address the resulting impacts through installation of a substantial evergreen hedge, demonstrating a good-faith effort to resolve the issue without requesting a variation.

Only after that landscape screening proved ineffective in reducing light and sound did the applicant seek this limited zoning relief.

4. The requested variation will not be detrimental to neighboring properties or the public welfare.

The proposed fence will be located entirely on private property and will not interfere with public safety, traffic visibility, pedestrian circulation, or adjacent land uses. The request does not intensify development, increase building area, or alter permitted uses of the property.

Instead, it serves only to reduce the unintended impacts of an adjoining recreational use while preserving the peaceful enjoyment of the applicant's residence.

5. The requested variation will not adversely affect light, air, safety, traffic, or surrounding property values.

The proposed extension of the six-foot fence will not impair light or air circulation, increase traffic congestion, create fire hazards, endanger public safety, or adversely affect neighboring property values. Estate-quality fencing and landscape screening are common features within this area of Highland Park and are consistent with the character of surrounding residential properties.

6. The essential character of the neighborhood will be preserved.

The requested variation will not alter the residential character of the neighborhood. The proposed fence is an extension of an otherwise permitted six-foot fence and will maintain the architectural and landscape character of this estate neighborhood.

Rather than introducing a new or incompatible feature, the request simply extends an existing screening element a limited distance in response to an unusual site condition.

7. The requested variation is consistent with the intent and purpose of the Zoning Ordinance.

The purpose of limiting fence heights within front yard setbacks is generally to preserve neighborhood openness, maintain attractive streetscapes, and protect public safety. The requested variation does not undermine those purposes.

Instead, it represents the minimum relief necessary to restore a reasonable degree of privacy and quiet enjoyment following the approved construction of an open-sided recreational pavilion in an atypical location. The request balances the applicant's property rights with those of the adjoining owner while remaining consistent with the overall intent of the Zoning Ordinance.

8. The requested variation represents the minimum relief necessary.

The applicant is not requesting permission to construct new buildings, expand living space, or increase development intensity. The request is limited to extending the height of an otherwise permitted six-foot fence approximately twenty-seven feet farther into the front yard setback so that it functions as an effective visual and acoustical buffer. This represents the minimum relief necessary to address the unique impacts associated with the adjoining pavilion.

Conclusion

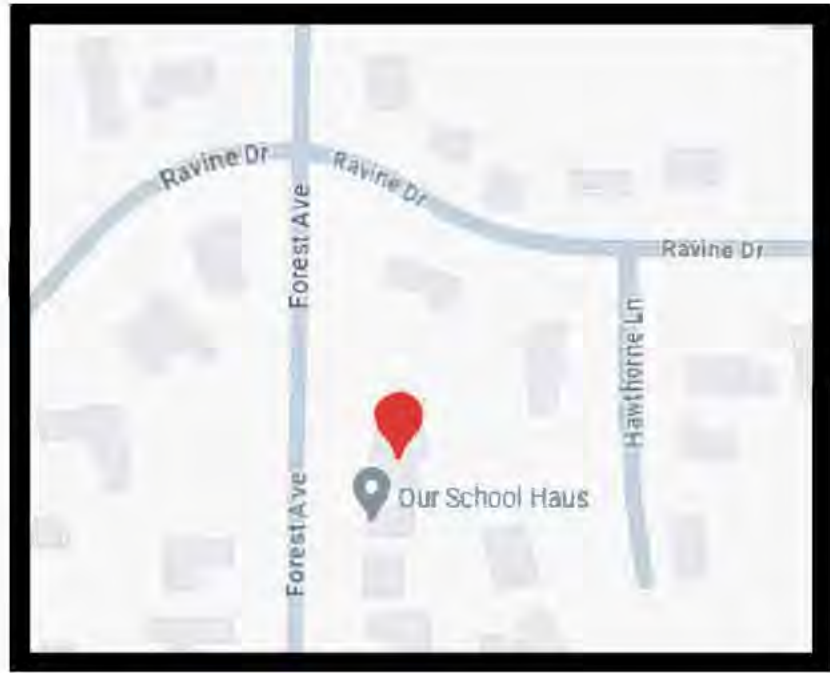
The applicant respectfully submits that this request satisfies each of the standards required for granting a variation under the Highland Park Zoning Ordinance. The hardship arises from a unique physical relationship between adjoining properties and from the operational impacts associated with a previously approved open-sided pool pavilion located unusually close to the applicant's principal outdoor living space. The requested variation is narrowly tailored, represents the minimum relief necessary, preserves the character of the neighborhood, and will not adversely affect the public welfare or neighboring properties.

For these reasons, we respectfully request approval of the proposed variation.

PLAT OF SURVEY

PARCEL 1: LOT 1 IN SILVERSTEIN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN IRVING HARRIS RESUBDIVISION AND LOT 14 IN BLOCK 67 IN THE CITY OF HIGHLAND PARK, ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SILVERSTEIN RESUBDIVISION, RECORDED MARCH 18, 2014 AS DOCUMENT NUMBER 7084862, IN LAKE COUNTY, ILLINOIS

PARCEL 2: LOT 5 (EXCEPTING THE NORTHERLY 10 FEET THEREOF) IN BLOCK 67 IN THE RECORD PLAT OF THE SOUTH PART OF HIGHLAND PARK IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

FOREST AVENUE
ASPHALT PAVEMENT

HAWTHORNE LANE
ASPHALT PAVEMENT

HATCH LEGEND

- STONE PAVEMENT
- BRICK PAVEMENT
- ASPHALT DRIVE
- STONE WALLS/COLUMNS
- WOOD WALLS

LEGEND

- POWER POLE
- OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBMITTED TO THE PUBLIC BY TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT—WILLIAM SILVERSTEIN
- ORIGINAL FIELD WORK COMPLETED—05 09 24
- THERE WAS NO RADAR INFORMATION SUPPLIED ON THE ORIGINAL HIGHLAND PARK SUBDIVISION. RADAR USED WAS ON SUBDIVISION OF LOT 3 OF SHAWZEE'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 764686 AS SHOWN HEREON AND IS LOCATED SOUTH OF AND ADJACENT TO THE HEREIN DESCRIBED PARCEL 2.

GENERAL NOTES:

- DIMENSIONS ARE IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SETBACKS, EASEMENTS AND LIMITATIONS CONTAINED IN AN ABSTRACT OF RECORD, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- CONVEYING DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

AREA

PARCEL 1: 46,160 Sq. Ft. OR 1.06 ACRES (MORE OR LESS)

PARCEL 2: 19,220 Sq. Ft. OR 0.44 ACRES (MORE OR LESS)

SLM	DATE	SHOW AREA BREAKDOWN PER PARCEL	REVISIONS	DESIGNED BY:	DATE:	CHECKED BY:	DATE:	APPROVED BY:	DATE:
SLM	07-09-24			SLM	05-22-24	JRS	05-22-24		



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0887
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995



STATE OF ILLINOIS } SS
COUNTY OF LAKE

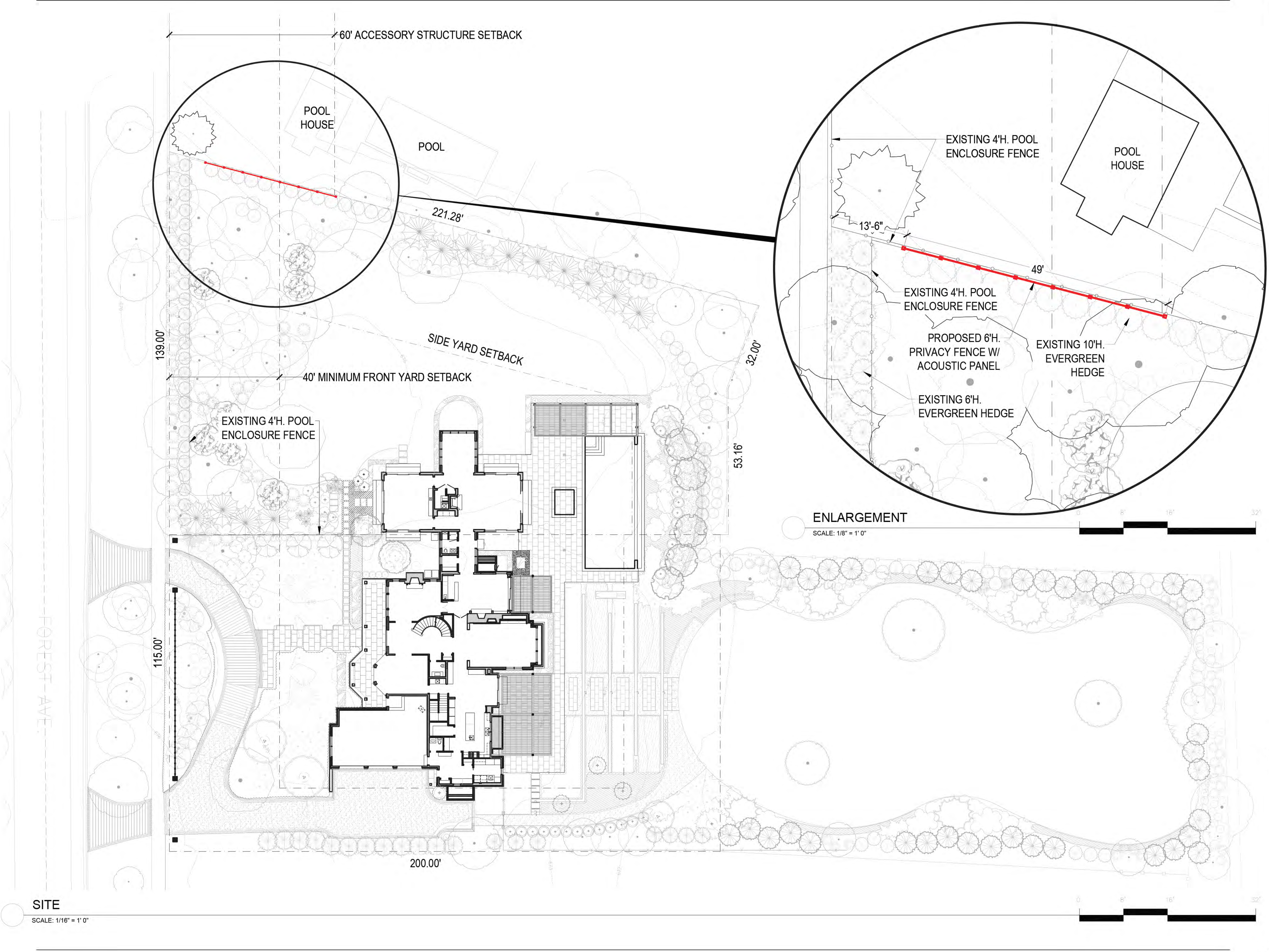
WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 9TH DAY OF JULY, A.D., 2024

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.

1569 FOREST AVENUE — HIGHLAND PARK, IL

PLAT OF SURVEY



SITE

SCALE: 1/16" = 1' 0"

ENLARGEMENT

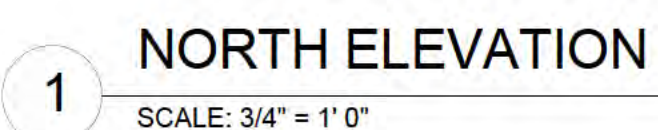
SCALE: 1/8" = 1' 0"



SILVERSTEIN RESIDENCE

1569 Forest Ave,
Highland Park, IL, 60035
PROPOSED FENCE
VARIANCE LAYOUT

JULY 2026



JULY 2026



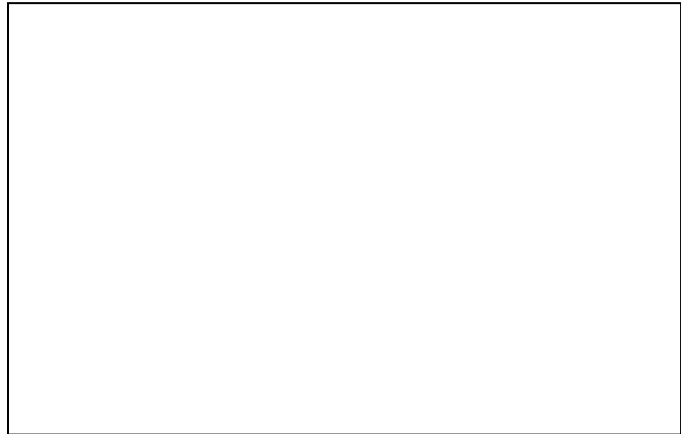




PROPOSED 6FT FENCE

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
WILLIAM SILVERSTEIN
FOR VARIATION

APPEAL NO. ZBA VAR-2026-00074

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

This order (“**Order**”) concerns the petitioner and owner, William Silverstein, 1569 Forest Ave, Highland Park, Illinois 60035 (the “**Applicant**”) for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park (“**Board**”), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 1569 Forest Ave, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (“**Property**”).
2. The Property is currently improved as a single-family home.
3. The Property is located within the R4 Zoning District and Lake Front Density & Character Overlay Zone of the City, 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 173.010(C) of the City Code (“**Variation**”), in order to construct an eight feet high gate within a required front yard.
 - a. To exceed the allowable fence height of 4 feet within the front yard by 2 feet for a 6 feet tall fence along the northern property line;
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 Board at a public meeting of the Board on August 6, 2026.
7. The Board has jurisdiction pursuant to Section 173.030 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 Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

A. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section B of this Order, the 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 within the front yard by 2 feet for a 6 feet tall fence along the northern 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. Proposed Fence Variance Layout by Kettelkamp & Kettelkamp Landscape Architecture for the property 1569 Forest Ave dated July 2026,
- b. Proposed Fence Variance Details by Kettelkamp & Kettelkamp Landscape Architecture for the property 1569 Forest Ave dated July 2026;

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 Board, by order duly adopted, be revoked and become null and void; provided, however, that the Board may not so revoke such Variation unless it shall first provide the Applicants with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board. In the event of revocation, the development and use of the Property shall be governed solely by the applicable regulations of the Zoning Ordinance.

Order approved August 6, 2026

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

By: _____
Alexis Yablon, Chairman

5146803_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 1569 Forest Ave is legally described as follows:

PARCEL 1: LOT 1 IN SILVERSTEIN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN IRVING HARRIS RESUBDIVISION AND LOT 14 IN BLOCK 67 IN THE CITY OF HIGHLAND PARK, ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SILVERSTEIN RESUBDIVISION, RECORDED MARCH 18, 2014 AS DOCUMENT NUMBER 708862, IN LAKE COUNTY, ILLINOIS.

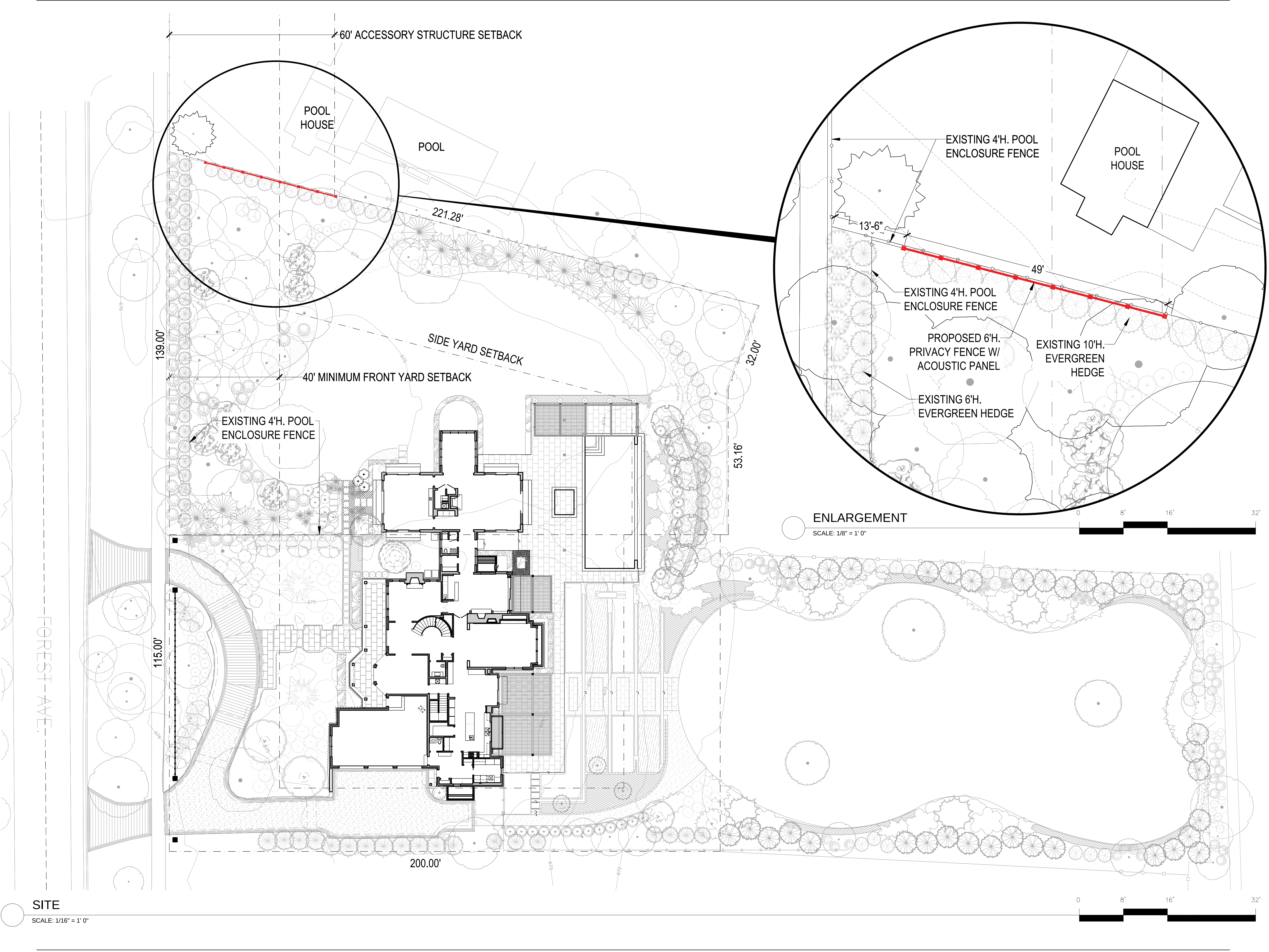
PARCEL 2: LOT 5 (EXCEPTING THE NORTHERLY 10 FEET THEREOF) IN BLOCK 67 IN THE RECORD PLAT OF THE SOUTH PARK OF HIGHLAND PARK IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 16-25-101-022-0000; 16-25-101-021-0000; 16-25-101-010-0000

EXHIBIT B

[PLANS]

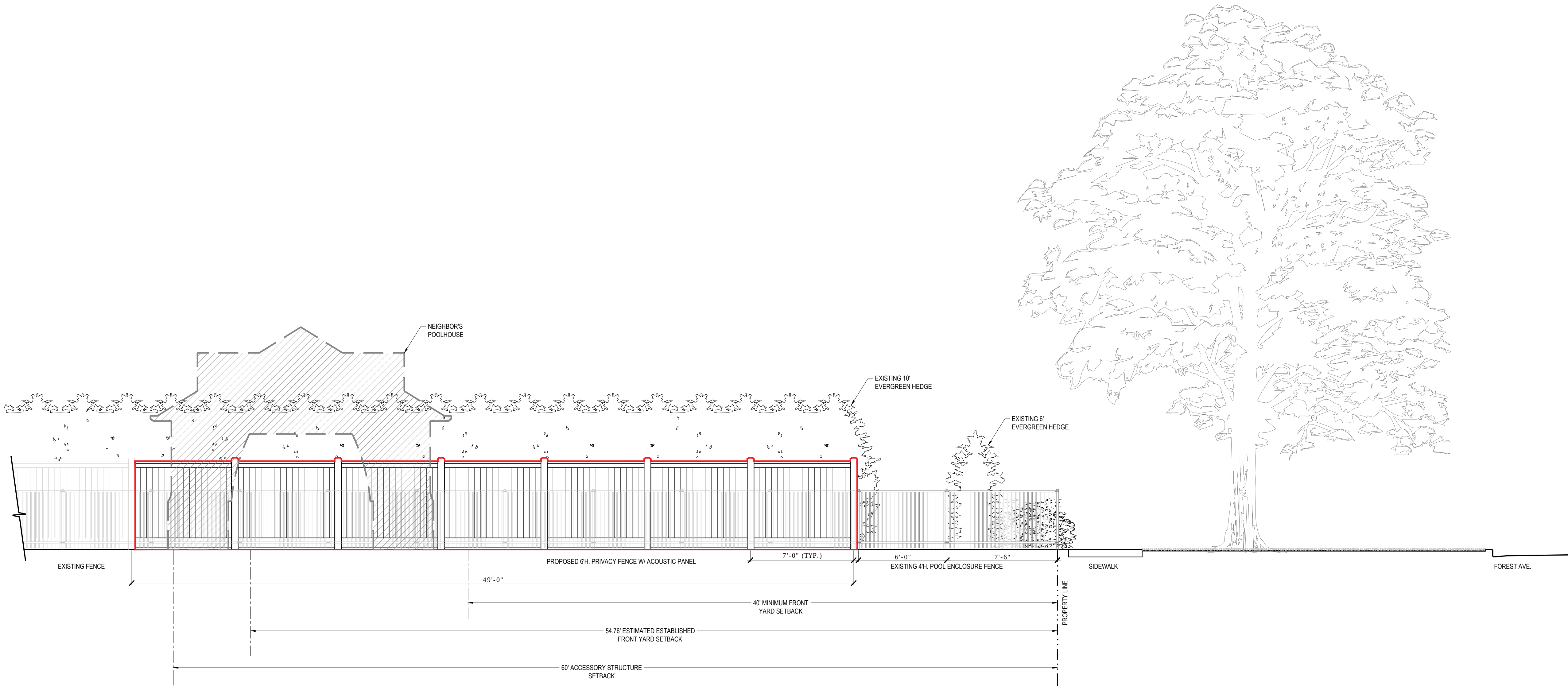
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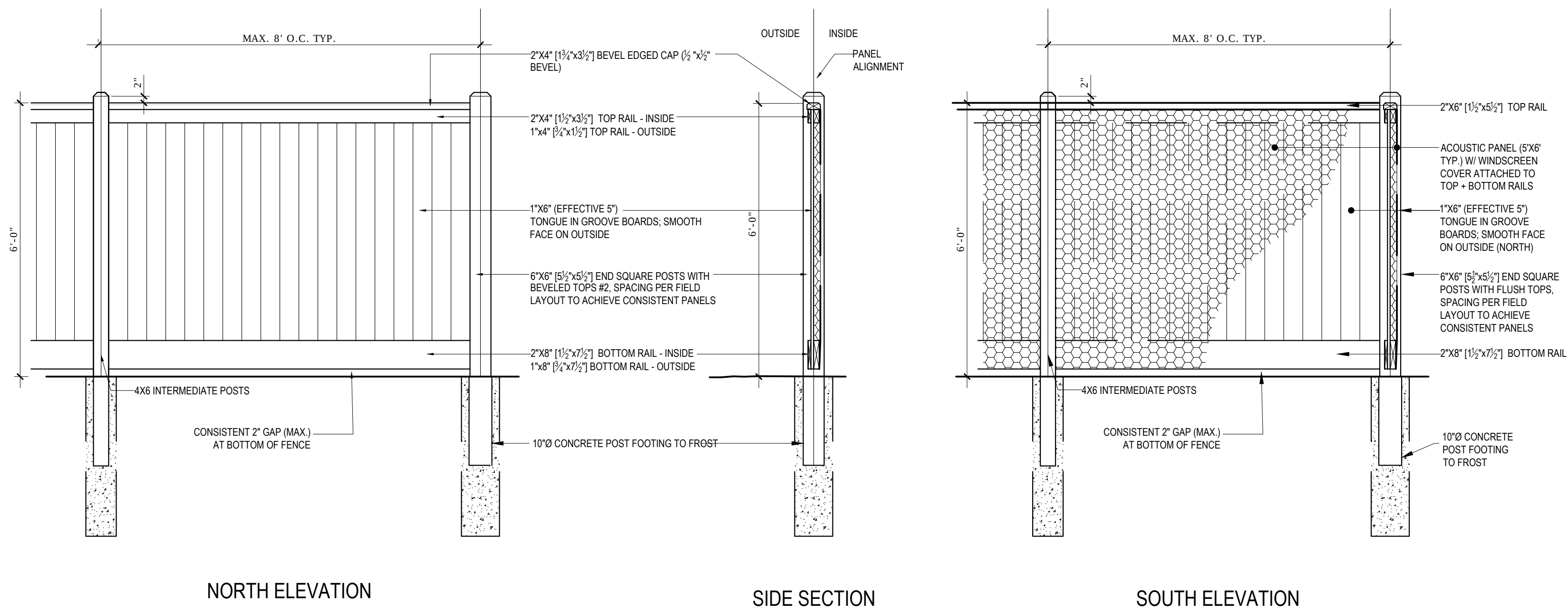
**SILVERSTEIN
RESIDENCE**

1569 Forest Ave,
Highland Park, IL, 60035
**PROPOSED FENCE
VARIANCE LAYOUT**

JULY 2026



1 NORTH ELEVATION
SCALE: 3/4" = 1' 0"



2 TYPICAL FENCE DETAILS
SCALE: 1/2" = 1' 0"

SILVERSTEIN
RESIDENCE

1569 Forest Ave,
Highland Park, IL, 60035
PROPOSED FENCE
VARIANCE DETAILS

JULY 2026