

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, 04/21/2016, 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:

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

Public Hearing
Thursday, 04/21/2016 - 7:30 P.M.
Council Chambers
City Hall, 1707 St. Johns Avenue, Highland Park, Illinois

AGENDA

- 1) Call to Order
- 2) Approval of Minutes: **04/07/2016**
- 3) Publication Date for New Business: **04/06/2016**
- 4) Items for Omnibus Consideration: *None*
- 5) Business from the Public

6) Old Business:

- a) **#16-01-VAR-003**
Property: 1046 Crofton Court
Zoning District: R5
- | |
|--|
| Appellant: Jordan and Stephanie Goldstein
Address: 1046 Crofton Court, Highland Park, IL 60035
Phone: (248) 514-5954 |
|--|

Nature of Appeal: Petitioners request by authority of Section 150.1204(A)(1) and 150.1204(A)(4) of the Zoning Code, a variation of a provision of Section 150.703 and 150.703.3, as required under the R5 zoning district, (i) to encroach 1.68 feet into the total combined side yard of 22.5 feet for a distance of 47.5 feet on the south side of the property, and (ii) to exceed the maximum permitted F.A.R. of 30% by 6.75% for a total of 36.75%, in order to construct an addition to an existing single-family residence.

7) New Business:

- a) **#16-04-VAR-012**
Property: 381 Woodland Road
Zoning District: R5
- | |
|---|
| Appellant: Cristina Merlo
Address: 381 Woodland Road, Highland Park, IL 60035
Phone: (847) 432-7579 |
|---|

Nature of Appeal: Petitioner requests by authority of Section 150.1204(A)(11) of the Zoning Code, a variation of a provision of Section 150.1903(A), as required under the R5 zoning district, to construct a 12'x12' tree-mounted deck platform structure within a Steep Slope Zone.

- b) **#16-04-VAR-013**
Property: 1720 Spruce Avenue
Zoning District: R3
- | |
|---|
| Appellant: Brian and Renee Mandelbaum
Address: 1911 W. Erie Street, Chicago, IL 60622
Phone: (312) 608-2815 |
|---|

Nature of Appeal: Petitioners request by authority of Section 150.1204(A)(1) of the Zoning Code, a variation of a provision of Section 150.711(A), as required under the R3 zoning district, to encroach 24.9' into the established front setback of 84.4' for a distance of 76.5' to construct a new single-family residence

- 8) Miscellaneous – *Signing of Approved Variation for 1265 St. Johns Avenue*
- 9) Adjournment