

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, 06/02/2016, 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, 06/02/2016 - 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, 04/21/2016, and 05/05/2016**
- 3) Publication Date for New Business: **05/04/2016 and 05/18/2016**
- 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
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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.

- b) **#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.

- 7) New Business:

- a) **#16-05-VAR-015**
Property: 875 Timber Hill Road
Zoning District: R5

Appellant: Scott and Rebecca Sheahen Address: 875 Timber Hill Road, Highland Park, IL 60035 Phone: (847) 651-5717

Nature of Appeal: Petitioner requests by authority of Section 150.1204(A)(1) of the Zoning Code, a variation of provisions of Section 150.703 and 150.707(D)(1), as required under the R5 zoning district, to (i) locate an accessory structure within a required side yard, (ii) encroach 4 feet into the minimum side yard of 9 feet on the north side of the property for a distance of 10 feet, and (iii) encroach 6 feet into the minimum side yard of 9 feet on the east side of the property for a distance of 10 feet, in order to construct a storage shed accessory structure.

- b) **#16-05-VAR-016**
Property: 431 Oakland Avenue
Zoning District: R5
- Appellant: Lilla and Ryan Daniels
Address: 344 Oakland Drive, Highland Park, Illinois 60035
Phone: (847) 780-4023

Nature of Appeal: Petitioner requests by authority of Section 150.1204(A)(1) of the Zoning Code, a variation of a provision of Section 150.703, as required under the R5 zoning district, to (i) encroach 2.5 feet into the minimum front yard of 40 feet for a distance of 21.5 feet, (ii) encroach 7.6 feet into the established building setback of 46.1 feet for a distance of 21.5 feet, and (iii) encroach 5.6 feet into the minimum side yard of 9 feet on the northeast side of the property for a distance of 22.5 feet, in order to construct a two-car attached garage addition to an existing single-family residence.

- c) **#16-05-VAR-017**
Property: 750 Kimball Road
Zoning District: R4
- Appellant: Brooke and David Sloane
Address: 1720 N. Winchester Avenue, Chicago, IL 60022
Phone: (312) 833-2344

Nature of Appeal: Petitioner requests by authority of Section 150.1204(A)(1) of the Zoning Code, a variation of a provision of Section 150.703, as required under the R4 zoning district, to encroach 23 feet into the minimum rear yard of 35 feet on the east side of the property for a distance of 74 feet, in order to construct a new single family residence.

- d) **#16-05-VAR-018**
Property: 1291 McDaniels Avenue
Zoning District: R5
- Appellant: 1217 Ridgewood, LLC
Address: 257 Waukegan Avenue, Highland Park, IL 60035
Phone: (847) 681-2800

Nature of Appeal: Petitioner requests by authority of Section 150.1204(A)(1) and Section 173.030 of the City Code, variations of provisions of Section 150.703 and Section 173.010(C), as required under the R5 zoning district, to (i) encroach 15 feet into the minimum front yard of 40 feet on the west side of the property for a distance of 45.37 feet, (ii) encroach 16.1 feet into the established building setback of 56.1 feet on the north side of the property for a distance of 45 feet, and (iii) exceed the maximum permitted fence height of 4 feet in a required front yard by 2 feet for a distance of 15 linear feet on the south side of the property, in order to construct a new single family residence and associated fence.

- e) **#16-06-VAR-020**
Property: 1345 St. Johns Avenue
Zoning District: R6
- Appellant: Larry Magill
Address: 1345 St. Johns Avenue, Highland Park, IL 60035
Phone: (847) 564-5644

Nature of Appeal: Petitioner requests by authority of Section 150.1204(A)(1) of the Zoning Code, a variation of a provision of Section 150.703, as required under the R6 zoning district, to encroach 1.75 feet into the minimum side yard of six feet on the north side of the property for a distance of 79.6 feet, in order to construct a one-story addition to an existing single-family residence.

- 8) Miscellaneous
9) Adjournment