

**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, 06/16/2016, 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, 06/16/2016 - 7:30 P.M.  
Council Chambers  
City Hall, 1707 St. Johns Avenue, Highland Park, Illinois

AGENDA

- 1) Call to Order
- 2) Approval of Minutes: *None Available*
- 3) Publication Date for New Business: **06/02/2016**
- 4) Items for Omnibus Consideration: *None*
- 5) Business from the Public
- 6) Old Business: *None*
- 7) New Business:

- a) **#16-06-VAR-019**  
**Property: 116 Deere Park Court**  
Zoning District: R4

Appellant: David Demarest  
Address: 116 Deere Park Court, Highland Park, IL 60035  
Phone: (224) 212-2881

Nature of Appeal: Petitioner requests by authority of Section 150.1204(A)(1) and 150.1204(A)(11) of the Zoning Code, a variation of provisions of Section 150.703 and Section 150.1903(A), as required under the R4 zoning district, to (i) encroach 9.6 feet into the required side yard of 12 feet, for a distance of 17.3 feet, and (ii) construct a non-exempt structure within the Steep Slope Zone, in order to replace and expand an existing non-conforming deck located on the east side of the residence.

- b) **#16-06-VAR-021**  
**Property: 2480 Sheridan Road**  
Zoning District: R4

Appellant: Ark Properties LLC–Designated Series 2480 Sheridan  
Address: 2480 Sheridan Road, Highland Park, Illinois 60035  
Phone: (312) 617-3900

Nature of Appeal: Petitioner requests by authority of Sections 150.1204(A)(1) and 173.030(A) of the Highland Park City Code, a variation of provisions of Sections 150.703, 150.707(D)(2) and Section 173.010(C), as required under the R4 zoning district, to (i) encroach 40 feet into the required front yards of 40 feet on the north and east sides of the property, (ii) encroach 78 feet into the established front setback of 78 feet on the north side of the property, (iii) exceed the maximum fence height of 4 feet in a required front yard by 1.4 feet for a total distance of 16 linear feet, and (iv) exceed the maximum fence height of 4 feet in a required front yard by 0.4 feet for a total distance of 360 linear feet, in order to construct masonry columns with a footprint greater than one square foot for fencing on the property and install metal gates at the driveway entrances.

- c) **#16-06-VAR-022**  
**Property: 975 Sheridan Road**  
Zoning District: R4

Appellant: Morgante Wilson Architects  
Address: 2834 Central Street, Evanston, IL 60201  
Phone: (847) 332-1001

Nature of Appeal: On behalf of the property owner Steven A. Shapiro of 845 Kimballwood Lane, Highland Park, Illinois 60035, the Petitioner requests by authority of Section 150.1204(A)(1) and 150.1204(A)(11) of the

Zoning Code, a variation of provisions of Section 150.711 and Section 150.1904, as required under the R4 zoning district, to (i) encroach 47.8 feet into the established front setback of 87.8 feet on the west side of the property, for a distance of 87.4 feet, and (ii) encroach 5 feet into the 10 foot special swimming pool setback from the Steep Slope Zone, in order to construct a new single family residence with swimming pool .

d) **#16-06-VAR-023**

**Property: 1291 McDaniels Avenue**  
Zoning District: R5

Appellant: Bin Li  
Address: 1226 McDaniels Avenue , Highland Park, IL 60035  
Phone: (630) 826-9285

Nature of Appeal: On behalf of the property owner Jun Zhang of 1226 McDaniels Avenue, Highland Park, Illinois 60035, the Petitioner requests by authority of Sections 150.1204(A)(1), 150.1204(A)(14) and 173.030(A) of the Highland Park City Code, a variation of provisions of Section 150.703, 150.707(B)(1) and Section 173.010(C), as required under the R5 zoning district, to (i) encroach 40 feet into the subdivision setback of 80 feet on the east side of the property, and (ii) exceed the maximum fence height of 4 feet in required front yards by 2 feet for a total of 6 feet, in order to replace an existing non-conforming fence.

8) Miscellaneous – *Signing of Approved Variations*

9) Adjournment