

PUBLIC NOTICE

In Accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, a Regular Meeting of the Highland Park Zoning Board of Appeals is scheduled to be held at the hour of 7:30 PM on Thursday, March 16, 2017 at the Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, IL which is anticipated there will be a discussion of the following:

City of Highland Park
ZONING BOARD OF APPEALS
Public Hearing
Thursday, 03/16/2017
Council Chambers
City Hall, 1707 St. Johns Avenue, Highland Park, IL
7:30 PM

AGENDA

I. Call to Order

II. Approval of Minutes

A. 03/02/2017

III. Publication Date for New Business

A. 03/01/2017

IV. Old Business

A. None

V. New Business

1. 17-02-VAR-007

Property: 1425 Sheridan Road
Zoning District:R4

Appellant: David and Celeste Wheatley-Lewis
Address: 1425 Sheridan Road, Highland Park, Illinois 60035

The petitioners and property owners, David and Celeste Wheatley-Lewis, of 1425 Sheridan Road, Highland Park, Illinois 60035, request 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, Section 150.707(D)(1), Section 150.707(J), Section 150.1903(A), and Section 150.1906(F), as required under the R4 zoning district, to (i) encroach 41.5 feet into the required lot-in-depth setback line of 42 feet on the south side of the property, (ii) perform earth moving to construct a deck and gazebo within the Steep Slope Zone, (iii) encroach 6.66 feet within the Steep Slope, and (iv) exceed the allowable square footage for a deck or patio within a Steep Slope Zone, in order to expand an existing non-conforming patio and construct a gazebo addition.

2. ****Note: This petition for 1425 Sheridan Road is still in the process of being reviewed by the Natural Resources Commission (NRC). Staff will request the Zoning Board of Appeals continue this item to the Thursday, April 20th Zoning Board of Appeals Meeting.**

3. **17-03-VAR-010**

Property: 929 Edgewood Road (also known as Edgewood Middle School)

Zoning District:R5

Appellant: North Shore School District 112

Address: 1936 Green Bay Rd, Highland Park, Illinois 60035

Nature of Appeal: The petitioner and property owner, North Shore School District 112, of 1936 Green Bay Rd, Highland Park, IL 60035, requests by authority of Section 94.407 of the Highland Park Code, a variation of a provision of Section 94.403(A), as required under the R5 zoning district, to remove one Heritage tree from the property.

VI. Miscellaneous

A. **Denial Order for #17-03-VAR-009, by Neil Fortunato, on behalf of the property owner Green Building Technologies, Inc. (Address: 1218 Glencoe Avenue - request for one heritage tree removal)**

VII. Staff Report

VIII. Adjournment