

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, April 20, 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, 04/20/2017
Council Chambers
City Hall, 1707 St. Johns Avenue, Highland Park, IL
7:30 PM

AGENDA

I. Call to Order

II. Approval of Minutes

A. none (April 6, 2017 Minutes not ready for this meeting)

III. Publication Date for New Business:

A. April 5, 2017

IV. Business from the Public

V. Old Business

A. none

VI. 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(C)(2), 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, (iv) exceed the allowable square footage for a deck or patio within a Steep Slope Zone, (iv) encroach 4.5 feet within a required 10 feet required rear yard for lot-in-depths for accessory structures, and (v) encroach 42.5 feet into the required lot-in-depth setback line of 48 feet on the north side of the property, in order to (1) rebuild the existing garage and construct a new addition to the home, including a second story above the garage, and (2) to expand an existing non-conforming patio and construct a gazebo addition.

2. 17-04-VAR-011

Property: 1425 Sheridan Road

Zoning District:R4

Appellant: Robert B. Korman & Minde Korman
Address: 1119 Lincoln Avenue South, Highland Park, Illinois
60035

The petitioners, Robert B. Korman & Minde Korman, of 1119 Lincoln Avenue South, Highland Park, Illinois 60035, requests by authority of Sections 150.1204(A)(1) and 150.1204(A)(4) of the Highland Park Zoning Code, a variation of provisions of Section 150.703, Section 150.703.3(A), and Section 150.711(A), as required under the R4 zoning district, to (i) encroach 8.75 feet into an established building setback of 61.84 feet on the west side of the property, (ii) to encroach 0.7 feet into the required combined side yards of 22.5 feet, and (iii) to exceed the allowed floor area of 4,011 square feet by 369 square feet to 4,380 square feet, in order to construct a two-story addition, expanding the attached garage and the second floor above the garage, to an existing single family dwelling.

VII. Miscellaneous

VIII. Staff Report

IX. Adjournment