

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, June 15, 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, 06/15/2017
Council Chambers
City Hall, 1707 St. Johns Avenue, Highland Park, IL
7:30 PM

AGENDA

I. Call to Order

II. Approval of Minutes

A. If Available, Approval of 06/01/2017 Minutes

III. Publication Date for New Business

A. 05/31/2017

IV. Business from the Public

V. Old 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.

****NOTE:** *The applicant has withdrawn this application.*

2. **17-05-VAR-019** | Appellant: Eric and Gale Rothner
Property: 1689 Lake Avenue | Address: 147 Central Avenue, Highland Park, Illinois 60035
Zoning District:R4

The petitioners, Eric and Gale Rothner, of 147 Central Avenue, Highland Park, Illinois 60035, on behalf of the property owner R AND G Residential LLC; Series 1689 Lake LLC, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provisions of Section 150.703 and Section 150.707(D)(1), as required under the R4 zoning district, to (i) encroach 8 feet into the required side yard of 12 feet on the north side of the property, and (ii) locate an accessory structure in a required side yard, in order to construct an attached garage.

3. **#17-05-VAR-022** | Appellant: Guy and Maria Ponticiello
Property: 1963 Berkeley Road | Address: 1963 Berkeley Road, Highland Park, IL 60035
Zoning District:R3

Nature of Appeal: The petitioners, Guy Ponticiello and Maria Ponticiello, of 1720 Northland Avenue, Highland Park, Illinois 60035, request by authority of Sections 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provisions of Section 150.703, Section 150.707(D)(1), and Section 150.711(A), as required under the R3 zoning district, to (i) encroach 14 feet into the required front yard of 40 feet on the west side of the property, (ii) to encroach 41.04 feet in the Established Building Setback of 67.04 on the west side of the property, and (iii) to locate an accessory structure within a required front yard, in order to construct a new single family residence with attached garage.

4. **#17-05-VAR-023** | Appellant: Charlotte Cressey
Property: 107 South Deere Park Drive | Address: 107 South Deere Park Drive, Highland Park, Illinois
Zoning District:R4 and R5 | 60035

The petitioner, Charlotte Cressey, of 107 South Deere Park Drive, Highland Park, IL 60035, requests by authority of Section 173.030 of the Highland Park Code, a variation of a provision of Section 173.010(C), to exceed the maximum permitted front yard fence height of four feet in a required front yard by two feet for a total height of six feet to construct a new fence on each side of the property around the existing residence, and located within the required front yard on the east side of the property.

***NOTE:** The Board directed staff to draft a Denial Order, denying the application at the June 1, 2017 ZBA Meeting. The Board will consider this Draft Order of Denial.

VI. New Business

1. **#17-06-VAR-027** | Appellant: Andrew Venamore
Property: 1896 Park Avenue West | Address: 602 Academy Drive, Northbrook, Illinois 60062
Zoning District:R3

Nature of Appeal: The petitioner, Andrew Venamore, of 602 Academy Drive, Northbrook, Illinois 60062, on-behalf of the property owner Brandon Tucker, requests by authority of Sections 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provisions of Section 150.703, Section 150.707(D)(1), and Section 150.707(F)(1), as required under the R3 zoning district, to (i) encroach 2.23 feet into the required side yard of 9.35 feet on the east side of the property and (ii) to locate an accessory building within a required side yard, in order to replace the existing 2-car garage with a 24 feet x 26 feet garage.

2. **#17-06-VAR-028**
Property: 3389 Krenn Avenue
Zoning District:R5

Appellant: 232 Sunset LLC
Address: 27864 Irma Lee Cir, Ste 103, Lake Forest, Illinois
60045

Nature of Appeal: The petitioner and property owner, 232 Sunset LLC 27864, Irma Lee Cir STE 103, Lake Forest, Illinois 60045, requests by authority of Sections 150.1204(A)(1) and Section 150.1204(A)(14) of the Highland Park Zoning Code, a variation of provisions of Section 150.703, Section 150.707(B)(1), Section 150.707(D)(1), and Section 150.711(A), as required under the R5 zoning district, to (I) encroach 2 feet into the required front yard of 40 feet on the west side of the property, (ii) encroach 2 feet into the 40 feet plat of subdivision building line on the west side of the property, and (iii) encroach 14.6 feet into the required established building setback of 52.6 feet on the west side of the property, to construct an attached garage on the front of the existing residence.

3. **#17-06-VAR-029**
Property: 330 Cedar Avenue
Zoning District:R4

Appellant: Elan Peltz
Address: 330 Cedar Avenue, Highland Park, Illinois 60035

Nature of Appeal: The petitioner and property owner, Elan Peltz, of 330 Cedar Avenue, Highland Park, Illinois 60035, requests by authority of 150.1204(A)(11) of the Zoning Code, a variation of provisions of Section 150.1903(A) and Section 150.1906(F), as required under the R4 zoning district, to (i) perform earth moving within the Steep Slope Zone, (ii) construct or install structures within the Steep Slope Zone, (iii) encroach 144 feet within the Steep Slope Zone, and (iv) exceed the allowable 300 square feet total area for decks and patios in the Steep Slope Zone by 937.1 square feet for a total of 1,237.1 square feet, in order to expand an existing non-conforming deck within the Steep Slope, construct a patio, install a swing set, and construct a fire pit, all located within the Steep Slope Zone.

*NOTE: This application is being considered by the Natural Resources Commission at their Wednesday, June 14, 2017 meeting, at City Hall at 1707 St Johns Avenue, at 6:30 pm in the Pre-Session Conference Room.

VII. Staff Report

1. **FY2018 ZBA Work Plan**
Zoning District:

The Board should review and consider the FY2018 Zoning Board of Appeals Work Plan. If appropriate, the Board should recommend approval of the Work Plan to the City Council.

VIII. Miscellaneous

IX. Adjournment