

PUBLIC NOTICE OF MEETING

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park and the City of Highwood, a meeting of the Fort Sheridan Joint Plan Commission of the City of Highland Park and the City of Highwood is scheduled to be held at the hour of 6:30 P.M., on Monday, October 19, 2015, in the Highwood City Hall, 17 Highwood Avenue, Highwood, Illinois, during which meeting it is anticipated that there will be a discussion of the following agenda items:

City of Highland Park and City of Highwood
Fort Sheridan Joint Plan Commission
Monday, October 19, 2015
Highwood City Hall
17 Highwood Avenue
6:30 p.m.

MEETING AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
- IV. Scheduled Business
 - a. Public Hearing and consideration of variations to the City of Highwood's codes Section 11-5C-5:C Impervious Surface and 11-5C-4 Rear Yard Setbacks concerning the property located at 786 DeRoo Loop
- V. Other Business
- VI. Adjournment

INSTRUCTIONS TO THE PETITIONER:

You may seek a variation from the Zoning Ordinance of the City of Highwood, as amended. These instructions are provided as a courtesy by the City of Highwood. They are not a substitute for your own legal research or legal counsel. You may wish to seek legal advice in your Petition for Variation as it will aid in the prompt determination of your Petition. Copies of the Zoning Code are available for inspection and/or purchase at Highwood City Hall.

The City may require that any requests for zoning changes be accompanied by an application to the Lake County Soil and Water Conservation District. If that is the case, that District requires at least a thirty (30) day advance notification. Generally, Lake County Soil and Water Conservation District approval will be required only when it appears that the variation proposed has substantial changes to topography and the like.

Zoning variations and Special Use Permits are controlled by Section 9.0 of the Highwood Zoning Code. They are heard by the Planning and Zoning Commission. Your petition must disclose the following items:

- (1) The name of the Petitioner;
- (2) The fee holder (holder of the title of the property); if the two are not one in the same, you must disclose how the Petitioner is legally authorized to present the variation petition, and the fee holder must consent in writing to the petition;
- (3) The full legal description of the property, common address and parcel identification number. You should submit a copy of a Deed, Title Policy or Plat-of-Survey containing the legal description. If you are a tenant, you must submit an executed copy of your lease agreement;
- (4) You must describe in detail the scope of work and the zoning variation or special use sought. If the variation includes an encroachment, state the extent of the encroachment. Specify the provisions of the Zoning Code from which you are seeking a variation and include such site plans, sketches, diagrams, engineering studies or other relevant materials which help to explain the variation and why you qualify for a variation pursuant to Section 9.7 of the Zoning Code;
- (5) An application fee in the sum of \$600.00 (3 or less units) or \$900.00 (4 or more units and Commercial) payable to the City of Highwood must be enclosed.
- (6) Additionally, the City Manager's Office required the application to provide an escrow in the amount of \$2,500. The escrow covers the cost of publication, attorney fees, consultant fees, court reporting services and any other fees incurred as a result of your petition;
- (7) It is your responsibility to explain in detail in your petition (be prepared to present competent evidence to the Planning and Zoning Commission) why you qualify for the zoning variation or special use. The variation can only be granted if the following conditions exist:
 - a. You must establish the hardship you will incur if the variation is not granted. State your hardship. For example, *"My kitchen is located on the side of the house and I need a larger kitchen for my family. If we try to location the kitchen in another area of the house it will be prohibitively expensive;"*

- b. The construction or use is in harmony with the surrounding construction or use;
- c. The construction or use is not objectionable to the surrounding residents;
- d. Strict application of the provisions of the Zoning Ordinance would deprive you, the petitioner, of any reasonable use of this land. Mere loss and value shall not justify a variation; there must be a deprivation of beneficial use of the land;
- e. The variation or special use is only a minor deviation of the provisions of the Zoning Ordinance.

ALL REQUESTS FOR A ZONING VARIATION MUST BE SUBMITTED TO THE BUILDING/ZONING OFFICIAL AT LEAST TEN (10) DAYS PRIOR TO THE NEXT SCHEDULED CITY COUNCIL MEETING. During that ten (10) day period the application will be reviewed by the Mayor, Building Official and Zoning Administrator for completeness. If the application is determined to be complete, generally speaking, that application will be referred to the Planning and Zoning Commission at the next City Council meeting. The Planning and Zoning Commission will hold and schedule a public hearing as required to review your petition.

Your attendance at the public hearing is required. You will be required to present your petition. It is your responsibility to be familiar with the Zoning Code and request any relief you deem appropriate and to be forthcoming with any facts or circumstances which may be important for a review of your petition. **THEREFORE, IF THERE ARE ANY DATES AT WHICH YOU CANNOT ATTEND THE HEARING, THE SAME SHOULD BE NOTED IN YOUR PETITION.**

After the hearing the Planning and Zoning Commission will make its recommendations and the Chairman will forward a written recommendation to the City Council. The City Council may then approve or deny the recommendation. Generally speaking, this will occur at the next meeting of the City Council following the Planning and Zoning Commission hearing. If the variation is approved, an ordinance is drafted and voted upon at the next City Council meeting. Assuming the variation is granted, you must make your submission to the Building and Zoning Official for plan review and issuance of the appropriate permits.

PLEASE NOTE THAT THE CITY MAY IMPOSE A REQUIREMENT THAT YOU, AS THE PETITIONER AND/OR THE OWNER, PAY ALL COSTS (STAFF, LEGAL, ENGINEERING, PLANNING, ETC.) THAT ARE INCURRED BY THE CITY AS A RESULT OF YOUR PETITION, OR THE DEVELOPMENT PROCESS.

Depending on various schedules, the length of the hearings, the zoning variation process may take six (6) to twelve (12) weeks with an additional two (2) to four (4) weeks to obtain a building permit. Please plan accordingly.

Copies of the Zoning Ordinance and Rules of Procedure for the Planning and Zoning Commission are available upon request.

Attached to these instructions is a form for reference only.

Very Truly Yours,

Highwood Planning and Zoning Commission

CITY OF HIGHWOOD – PETITION FOR A VARIATION

GENERAL INSTRUCTIONS

1. Please type or print legibly;
2. If more room is required for any answer, attach an Exhibit;
3. **Include twelve (12) copies of all “required documents.” Required documents include: a lease (if you are a tenant), a deed or title policy, a site plan, a current plat-of-survey and plans showing elevation(s) and/or floor plan;**
4. Include a check payable to the City of Highwood in the sum of \$600.00 (3 or less units) or \$900.00 (4 or more units and Commercial) being the application fee;
5. If applicable, include a copy of the Lake County Soil and Water Conservation District application. Please indicate the date of filing of said application.

APPLICATION

1. Name, address, telephone number(s) (home, work, fax, pager, and cellular) and e-mail address of applicant.

Lucy and Jim Hospodarsky
786 DeRoo Loop



2. Name, address, telephone number(s) (home, work, fax, pager, and cellular) and e-mail address of attorney for applicant.

None

3. Name, address, telephone number(s) (home, work, fax, pager, and cellular) and e-mail address of owner of property (fee holder). If the property owner is different than applicant please specify why applicant is legally authorized to present this petition. Include written proof of such authority (e.g. Power of Attorney). **Include a copy of the deed or title insurance policy showing title in the property owner.**

Same

4. Indicate when and how the property owner acquired title to the property for which a variance is sought. If you are not the property owner, state your interest in the property and be prepared to provide documentation of your interest at the hearing.

Owner acquired property from the Town of Fort Sheridan builder Red Seal in August 1999.

5. Provide the legal description, common address and parcel identification number of the property.

See exhibit A attached

6. State the Zoning District in which the property is located.
R-3
7. State the scope of the work and indicate the specific variation you are requesting. Attach such diagrams, drawings or other information as may be useful to the Planning and Zoning Commission in understanding your variation. You must indicate the specific sections of the Highwood Zoning Code for which the variation is sought.

The project includes the expansion of a patio and addition of two seating walls and an outdoor gas fire pit. We will also be replacing some bushes and adding perennials.

The variations we are seeking is for:

- Impervious Surface Section 11-5C-5:C
We are asking to go 7% above the maximum of the code.

- Rear Yard Setback Section 11-5C-4
We are asking to be under the minimum yard setback by 3 feet

Please see item # 8 for the explanation of additional land that is adjacent to our property across the rear that would help support the granting of the variation.

8. Explain why the proposed variation or use is in harmony with the surrounding construction or use.

There is one major factor that would support the granting of the variations:

There is a large piece of land between our back yard and the homes on Westover Rd. that are bordered by trees. This additional land runs across all three houses from north to south; we are the middle house. This additional land looks as though it really is part of our property, and our neighbors' on the north and south side. The area from the end of our property line to the trees (the "buffer land"), is very large (rough estimate of almost 1000 sq feet). The Westover homes are rentals, most of which have already been renovated and are now occupied so construction phase is nearly complete (homes directly in back of us are done). The likelihood that the owner of the Westover rental units would build any structure from the tree line to the east, which would then touch our property line, is close to zero.

- a. Min. Yard Setback Variance - Since the "buffer land" looks to be part of our property, the expansion of the patio, although technically violating the rear yard setback by 4 feet, does not negatively impact the appearance of the surrounding area

- and will not jeopardize the open feel of the surrounding area. No impact on neighbors at all. In fact, no neighbor sees our back yard due to the trees and garage.
- b. Impervious Surface Variance – Water drainage will not be compromised if the variance is granted for two main reasons. The primary reason is the existence of the large piece of “buffer land” present across the west side of our property line, and extending from north to south, along all three homes. As stated before, in a. above, the “buffer land” would likely never have any hard surface placed there. Another reason why there would be no impact if the variation is granted is that there is a storm water sewer in between our yard and the south side neighbor’s yard.

The expansion of our current patio is in harmony with our surroundings. The reason we wish to undertake this project is that we have been trying to grow shade grass in the area of the proposed patio without much luck due to the shade given off by the arborvitaes and maple tree along the south side of the yard. We do not want to cut down these mature trees. They offer privacy and help with water drainage. The area gets muddy and is unattractive and impedes our ability to entertain and enjoy the backyard. The expansion of the patio is our solution to the problem.

9. Explain why the variation or use is not objectionable to the surrounding residents.

Min. Yard Setback - Our yard has total privacy on all three sides; trees to the south in the “buffer area” between us and the Westover Rd rental homes, and trees to the west, and garage to the north. The variation will have no impact on surrounding residents. The patio will not expand beyond the trees and garage area, so it will not be seen from the neighbors’ yard.

Impervious Surface – already mentioned in item #8

10. Explain why strict application of the provisions of the Highwood Zoning Code would deprive you of any reasonable use of the land. Remember, mere loss in value will not justify a variation; there must be a deprivation of beneficial use of the land.

The area where grass will not grow hinders the use of our backyard because it does not allow for using that area for recreational activities such as playing outdoor games. Shoes get dirty and especially muddy after rainfall. People do not want to play there. We do not feel comfortable entertaining outdoors especially when children are present because of the area that has more dirt than grass. Children come in and out of the house from the back yard and it creates the need to monitor their movement so that they do not track mud into the house. It really creates a distraction and anxiety. It also is very unattractive, and gives the impression that we are lazy homeowners who cannot take care of our yard. It is an embarrassment.

11. Explain why the variation or special use is only a minor deviation of the provisions of the Highwood Zoning Ordinance.

Min. Yard Setback - only short by 4 feet.

Impervious Surface – If the “buffer land” is taken into consideration as being part of our property, the impervious surface percentage would be different. Under all different measurement estimates, we would fall under the max percentage of 60%. Please refer to the chart below to see the different percentages under different measurements for the “buffer land”:

Per our landscape architect:

Lot size 4563

Garage 252

Drive 668

House 1494.73

Porch 45.12

Walk 27

Stoop 24

New patio 528

Total 3038.85

Impervious Surface calculation:

Calculation A: per current Lot Size

$$3038 / 4563 = 67\%$$

Calculation B: Including the “buffer land” at various size estimates:

- (1000 sq ft) = 56%
- (800 sq ft) = 57%
- (600 sq ft) = 59%

12. Describe in detail the current use(s) of the property (for example, single-family, duplex, multi-family, type(s) of business use). As applicable, describe the number of residential units, layout of the property, layout of each unit, size (square footage), and occupancy of the units of same and/or whether the property is used for residential or business purposes. Also, indicate the parking plan, number of parking spaces and vehicles used by occupants of the property. Use an attachment, if necessary.

We are a single family residence with a house on both sides and a large tree line dividing our property with the homes to the west of us.

13. Explain any other relevant factors which should be considered by the Planning and Zoning Commission. (Such as the hardship that will occur if the variation is not granted). If your application is for a Special Use Permit, include an explanation as to your compliance with the requirements for same.

Already presented.

14. Please note any dates on which you cannot attend a Planning and Zoning Commission meeting, as your attendance is required to present the petition. Note: these are traditionally scheduled weekday evenings at the Highwood City Hall, 17 Highwood Avenue, Highwood, Illinois, 60040.

None

15. State the name, address and telephone number of any witness you intend to use. Further, if your neighbors do not object to the variation, try to obtain and include written statements from them.

Landscape Company – Scopelitti Landscaping
847- 446-3262

Owner Tom Scopelitti will provide a letter as support for the inability to grow grass and the recommendation to solve the problem by expanding the patio. (FYI – we have a different company who will be doing the project, as he does not do patio work).

I, the undersigned being duly sworn on oath depose and state that I have read the above and foregoing petition by me subscribed, that the same is true in substance and in fact. Further, I am the owner of the property for which a variation is sought, or am otherwise authorized by law to present this petition.

Signature of Petitioner

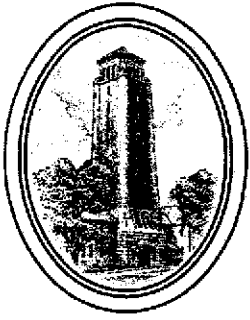
Date

CONSENT OF OWNER

I, the undersigned being duly sworn on oath depose and state that I have read the above and foregoing petition. Further, I am the owner of the property for which a variation is sought and consent to the hearing of this petition. I acknowledge that the costs of zoning proceedings may be assessed to the petitioner and/or property owner.

Signature of Petitioner

Date



**Landmarks Preservation Council of Illinois and the
Town of Fort Sheridan Master Homeowners Association**

25 Northwest Point Blvd. Suite 330
Elk Grove, IL 60007

September 29, 2015

Mr. & Mrs. J. Hospodarsky
786 DeRoo Loop
Highwood, IL 60040 0367

Dear Mr. & Mrs. Hospodarsky:

Landmarks Illinois, the Town of Fort Sheridan Master Homeowner Association's Joint Architectural and Landscape Committee (JALC), and the Town of Fort Sheridan MHA (TFSMHA) have reviewed your September 17, 2015 revised patio plan. Your plan as submitted has been approved with the following stipulations.

The original patio plan approved in June 2015 included a 528 square foot patio, 27 linear feet of seat wall, and a fire pit. The revised plan increases the patio to 668 square feet, reducing the seat wall to 16 linear feet, and relocating the fire pit.

- The request to remove the existing Maple to accommodate additional seating, and adhere to the Association rule regarding patios and location of trees within the driplines was approved on August 14, see attached.

- Permitted encroachments for patios on your lot per the TFS Mater Redevelopment Plan are no less than 2' from the property line on the side and rear of the building.

- This work will require a permit from the City of Highwood. As noted in the June 29 approval (attached), the City will need to verify that the increased hardscape meets the City's impervious lot coverage requirements for your residential lot.

Any and all exterior work to the home requires the prior approval of the MHA. This includes any exterior element to the home, landscape and hardscape. If you have any question if something requires approval, please contact me directly. Should your plan as submitted change, you will need to contact me for a revised approval.

As a reminder, failure to comply with any noted stipulations and/or the Association's Rules & Regulations will result in any corrections and/or removal of the item at your expense.

Should you have any additional questions or concerns, please contact me at 847-THE-FORT (843-3678), or by email at kruebe@lmsnet.com.

Sincerely,

Kim Ruebe, Property Manager
Town of Fort Sheridan MHA

Cc: TFSMHA Board of Directors
Heritage Committee of Landmarks Illinois

**FORT SHERIDAN ARCHITECTURAL
& LANDSCAPE REVIEW APPLICATION**

For information on Fort Sheridan architectural & landscape requirements homeowners and their designers should refer to the Exterior Modification & Maintenance Requirements document which is available from the Property Manager or online at www.LiebermanManagement.com

The approval process requires four to five weeks to complete. Therefore only fully completed applications received before the 25th of a month will be processed in time for approval at the following month's Master Homeowner Association board meeting. Homeowners are advised to plan accordingly to avoid delays in project installations.

Date 9/17/15

Homeowner Name Hospodarsky

Property Address and/or Building Number 786 DeRoo - 44W

Mailing Address (if different) _____

Contact Information:

Phone 847.971.3964 Fax _____

E-mail Lhospo@att.net

This application is requesting approval for (check all that apply):

Landscape changes _____ Hardscape changes Building exterior changes _____

Briefly describe the proposed project(s) for which approval is requested. Each separate hardscape element and architectural change must be identified:

Original patio plan approved 6/2015 for 528 sq ft patio & 27 linear ft seat wall with firepit 48" x 12" high.

Request to revise approval for 608 ft patio, 16 linear ft seat wall (removing one seat wall)

This application is for an addition/modification to previously installed landscape/hardscape/buildings at this address. Yes _____ No _____

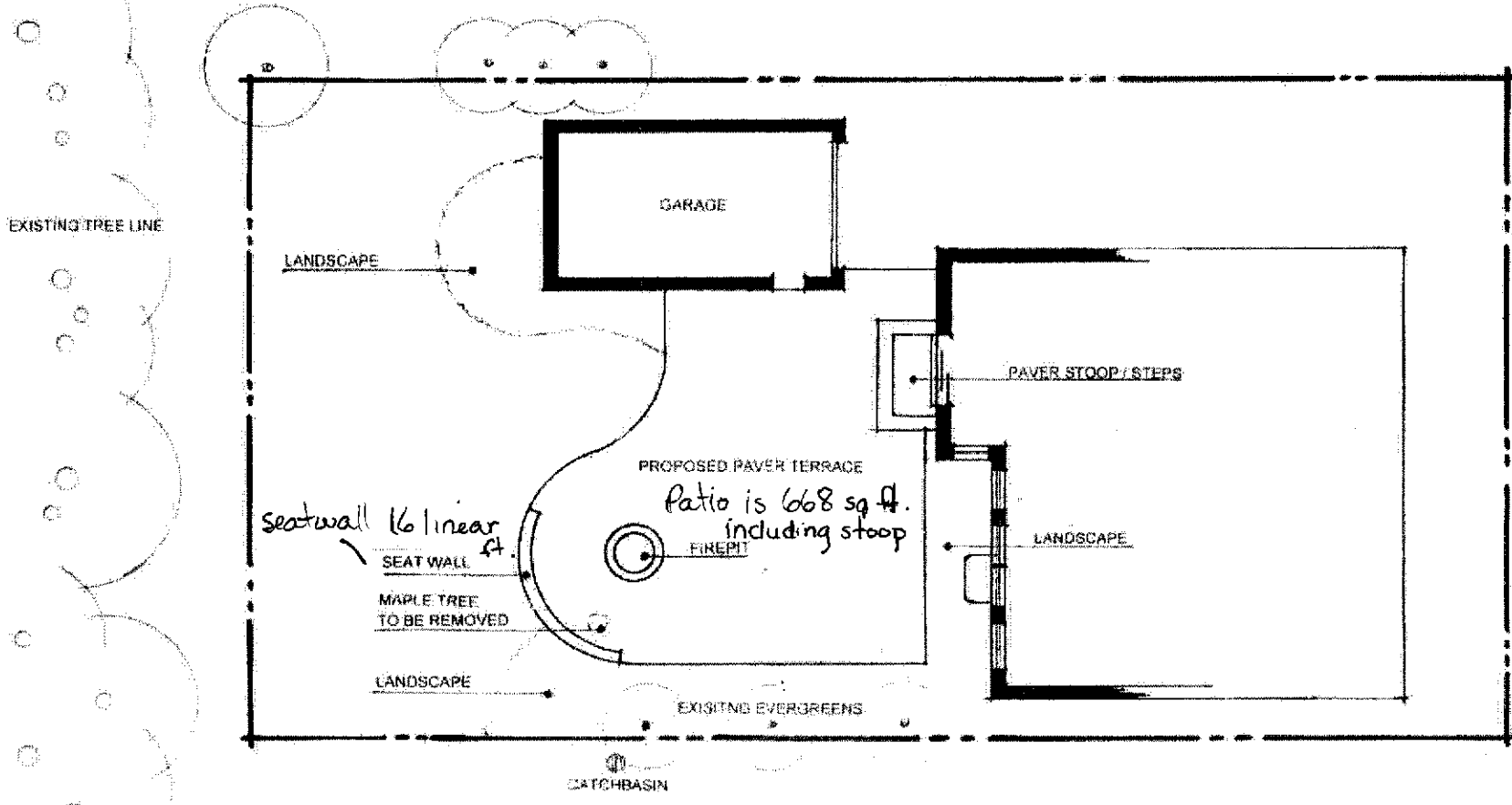
Approval by the Town of Fort Sheridan Master Homeowners Association is required before installation of any building exterior or landscape changes. Approval is also required from the Fort Sheridan Heritage Committee for all historic buildings, buildings in officer's loops and buildings on the parade ground.

THIS APPLICATION MUST BE ACCOMPANIED BY ALL OF THE INFORMATION DESCRIBED ON THE NEXT PAGE, IF APPLICABLE, OR IT WILL BE CONSIDERED INCOMPLETE AND RETURNED TO THE HOMEOWNER. NO EXCEPTIONS WILL BE MADE TO THIS POLICY.

September, 2008

786 DeRoo-
 Revised Patio Plan 9/17/15

ARCHITECTURAL
Gardens
 736 N. Western Avenue, #104
 Lake Forest, Illinois 60045



REVISED: SEPTEMBER 15, 2015
 REVISED LANDSCAPE PLAN

**THE
 HOSPODARSKY
 RESIDENCE**

786 DE ROO LANE
 FT. SHERIDAN, ILLINOIS

SCALE: 1" = 4'-0"
 By

ARCHITECTURAL GARDENS

(847) 691-7345

LAKE FOREST, IL 60045

THESE PLANS ARE REVISED FROM THE ORIGINAL PLANS SUBMITTED AS FOLLOWS:

1. THE FIREPIT HAS BEEN RELOCATED TO WHERE THE MAPLE TREE EXISTED.
2. THE PATIO SIZE WAS INCREASED 25% IN ORDER TO ACCOMMODATE FURNITURE AROUND THE FIREPIT.
3. ONLY ONE SEATING WALL WILL BE BUILT.
4. *All hardscape colors, materials + plantings remain the same.*

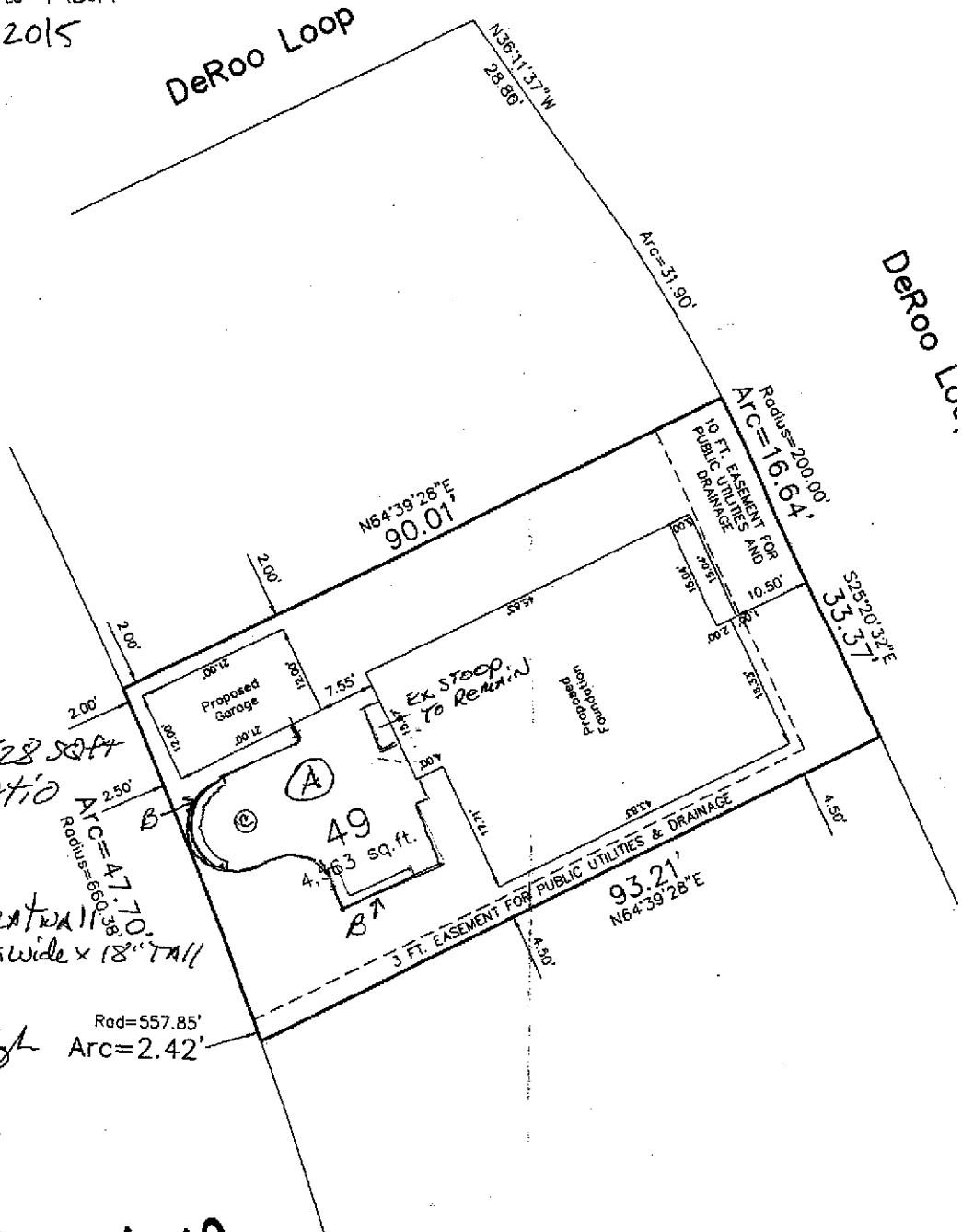
PLAT OF SURVEY

GREMLEY & BIEDERMANN, INC.

Lot 49 in the Town of Fort Sheridan Subdivision, being a subdivision of part of the Northeast fractional quarter, the Southeast quarter and the Southwest quarter of Section 10, part of the Northwest fractional and the Southwest fractional quarter of Section 11, part of the Northeast quarter of Section 15, all in Township 43 North, Range 12, East of the Third Principal Meridian, in Lake County, Illinois.

RECEIVED
 5220
JAN 07 1999
 City of Highland Park
 Building Dept.

786 De Roo -
 Original Patio Plan
 approved 6/2015



- (A) Install 528 sq. ft. Brick patio
- (B) Install 27 Lin ft Seatwall 11' x 12" wide x 18" tall
- (C) Install 48" x 12" high firepit

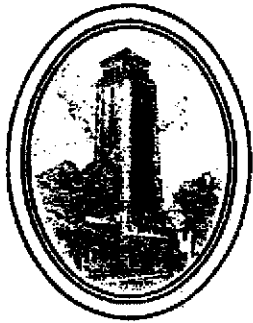
786 DEROO LOOP,
 HIGHWOOD
 HOSPODARSKY

ORDER NO. 981749
 SCALE: 1 inch = 15 Feet

Checked	Drawn
	RL

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

State of Illinois)
 County of Cook)ss
 We, GREMLEY & BIEDERMANN,
 surveyed the above described
 drawn is a correct representa
 temperature of 62° Fahrenheit



Town of Fort Sheridan Master Homeowners Association

25 Northwest Point Blvd., Suite 330
Elk Grove Village, IL 60007
847-THE-FORT

August 14, 2015

Mr. & Mrs. J. Hospodarsky
786 DeRoo Loop
Highwood, IL 60040 0367

Dear Mr. & Mrs. Hospodarsky:

The Town of Fort Sheridan Master Homeowner Association's Joint Architectural and Landscape Committee (JALC), and the Town of Fort Sheridan MHA (TFSMHA) have reviewed your July 31, 2015 tree removal application. Your application has been approved as submitted with the following stipulations.

- The size of the existing Maple tree adjacent to the backyard patio does not make it possible to adhere to the Association rule regarding patios and location of trees within the driplines. Therefore, approval to remove the Maple has been granted.

- The Association requires any tree removed must be replaced; the replacement does not need to be in the exact same location. You will be selecting a replacement tree from the 2016 Plant a Tree program, the replacement tree will be installed in spring of 2016.

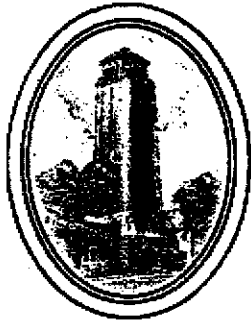
Any and all exterior work to the home requires the prior approval of the MHA. This includes any exterior element to the home, landscape and hardscape. Failure to comply with any noted stipulations and/or the Associations Rules and Regulation will result in any corrections and/or removal of the item at your expense. Should the plan as submitted change, you will need to contact me for a revised approval.

Should you have any additional questions or concerns, please contact me at 847-THE-FORT (843-3678), or by email at kruebe@lmsnet.com.

Sincerely,

Kim Ruebe, Property Manager
Town of Fort Sheridan MHA

Cc: TFSMHA Board of Directors
Heritage Committee of LI



**Landmarks Preservation Council of Illinois and the
Town of Fort Sheridan Master Homeowners Association**

25 Northwest Point Blvd. Suite 330
Elk Grove, IL 60007

June 29, 2015

Mr. & Mrs. J Hospodarsky
786 DeRoo Loop
Highwood, IL 60040 0367

Dear Mr. & Mrs. Hospodarsky:

Landmarks Illinois, the Town of Fort Sheridan Master Homeowner Association's Joint Architectural and Landscape Committee (JALC), and the Town of Fort Sheridan MHA (TFSMHA) have reviewed your May 2015 hardscape and landscape plan. The plan has also been reviewed by an independent landscape architect. Your plan has been approved as submitted with the following stipulations.

- The patio and seat wall should be brought back from the tree trunk, so as to avoid and/or reduce the negative impact on the existing tree's health.
- Walls and paving are not to be located within the driplines of existing trees, please confirm the proposed patio and "L-shaped" seat-wall do not fall under the existing maple tree's canopy dripline.
- This work will require a permit from the City of Highwood. The City will need to verify that the increased hardscape meets the City's impervious lot coverage requirements for your residential lot.

The proposed plant list does not comply and requires a minor modification within the plant list in order to comply. The following change is suggested so that the landscape portion of the plan can be approved and will be compliant:

1. Cimicifuga racemosa Atropurpurea to be changed to the green straight species Cimicifuga racemosa. Plants should blend and be natural in color, form, and shape. Purple, burgundy, and high contrast foliage plants are prohibited within the Fort – with the exception of summer annuals planted within flower containers.
2. The proposed Trellis material and color will need to be submitted for review and approval prior to purchasing materials.

Any and all exterior work to the home requires the prior approval of the MHA. This includes any exterior element to the home, landscape and hardscape. If you have any question if something requires approval, please contact me directly. Should your plan as submitted change, you will need to contact me for a revised approval.

As a reminder, failure to comply with any noted stipulations and/or the Association's Rules & Regulations will result in any corrections and/or removal of the item at your expense.

Should you have any additional questions or concerns, please contact me at 847-THE-FORT (843-3678), or by email at kruebe@lmsnet.com.

Sincerely,



Kim Ruebe, Property Manager
Town of Fort Sheridan MHA

Cc: TFSMHA Board of Directors
Heritage Committee of Landmarks Illinois

Request For JPC Action

DATE REFERRED: October 19, 2015

SUBJECT: Public Hearing and consideration of variations to the City of Highwood's codes Section 11-5C-5:C Impervious Surface and 11-5C-4 Rear Yard Setbacks concerning the property located at 786 DeRoo Loop.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant/Owner: Lucy and Jim Hospodarsky
786 DeRoo Loop
Highwood, Illinois 60040

Site Location: 786 DeRoo Loop
Highwood, Illinois 60040

Zoning: R-3 Residential - Duplex Dwelling

SUMMARY AND BACKGROUND:

On March 3, 1998 the City of Highland Park and the City of Highwood signed an Intergovernmental Annexation Agreement containing two exhibits, the Planned Unit Development Ordinance and the Master Redevelopment Plan (MRP) for the Town of Fort Sheridan. These documents guide the redevelopment of the Fort Sheridan property and define agreements made between the City of Highwood and Highland Park.

The applicant is seeking to expand a patio to include two seating walls and an outdoor gas fire pit. The project as designed would need to variances: the project would exceed the allowable impervious surface on the property by 7% and would encroach on the minimum rear yard setback by three feet.

Staff Review

The proposed brick patio would cause the building and accessory structures to exceed the maximum allowable impervious surface by 7%. The surrounding properties and a large buffer area, in which there is a significant amount of permeable surface, reduces concerns of potential flooding. The City Engineer is not concerned with any flooding impact from this project. Additionally, as noted in this application, the encroachment on the minimum setback is against the buffer area property so the impact upon surrounding properties is expected to be minimal, if any.

Request For JPC Action

Master Homeowners Association Review

The applicant received approval from the Master Homeowners Association for the project.

Who Needs to Approve this Amendment?

The Joint Plan Commission is the recommending body for variances within the Town of Fort Sheridan Development. The recommendation is forwarded to the Highwood City Council for ultimate approval

Process

The Joint Plan Commission may recommend either the approval (with or without modifications) or the rejection of the preliminary development plan after a Public Hearing. The Joint Plan Commission must transmit findings of fact and a recommendation to the City Council. The City Council will consider the Joint Plan Commission's Findings of Fact and recommendation.

DOCUMENTS ATTACHED:

Variance Application

RECOMMENDATION:

City of Highwood staff recommends approval of the requested variations.