

AGENDA
MEETING OF THE
HIGHWOOD PLANNING AND ZONING COMMISSION

Wednesday November 5, 2025

6:00 p.m. Meeting

City Hall

2nd Floor

17 Highwood Avenue

Highwood, IL 60040

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
4. SCHEDULED NEW BUSINESS

4.1 City of Highwood - Application for Certain Amendments to the City of Highwood Zoning Ordinance and Corresponding Zoning Map Amendments Seeking to Rezone Certain Properties Including 16-15-206-019, 16-15-206-020, 16-15-206-021 and 16-15-206-010; from R-3A Residential District (Restricted Multi-Family), to R-2 Residential District (7,260 Square Feet, Single Family).

4.2 Application to Consider a Petition for a Planned Unit Development Pursuant to Title 11, Chapter 10 of the City of Highwood Code, for the Property Commonly Known as 118 South Central "Vacant Lot", Highwood, Illinois 60040 (PIN #16-15-419-020 & 16-15-419-021), Being vacant property in the R-2-single family home district.

5. ADJOURNMENT



**City of Highwood
Planning & Zoning Commission**

PUBLIC HEARING

Wednesday, November 5, 2025, 6:00 PM
City Hall – 17 Highwood Ave. Highwood IL

Subject Properties:	O N. Central Ave Pin# 16-15-206-019, 0 N. Central Ave. Pin# 16-15-206-020, 0 N. Central Ave. Pin# 16-15-206-021 and 0 Western Ave Pin# 16-15-206-010
Applicant:	City of Highwood
Zoning District	R-3A Residential District (Restricted Multi-Family), R-2 Residential District (7,260 Square Feet, Single Family)

Request: APPLICATION FOR REZONING

Summary: The Petitioner, the City of Highwood, is requesting and recommending the re-zoning of the subject properties from R-3A Residential District (Restricted Multifamily) to R-2 Residential District (7,260 Square Feet, Single Family).

Below is an overview of the process and procedures for re-zoning certain parcels within the city limits. Section 11-3-8 of the City Code governs amendments to the zoning ordinance, which also encompasses amendments to the official zoning map. Essentially, a re-zoning is an amendment to the official zoning map. Section 11-3-8(C) lays out the factors the Planning and Zoning Commission should consider for such a rezoning:

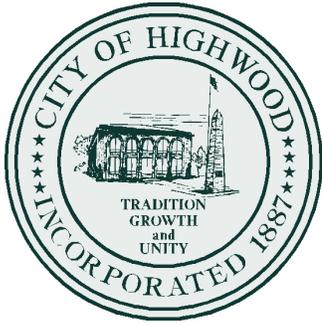
1. The existing uses and zoning classifications of properties in the vicinity of the subject property.
2. The trend of development in the vicinity of the subject property including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.
3. The extent to which the value of the subject property is diminished by the existing plan designation or the applicable zoning classification.
4. The extent to which such diminution in value is offset by an increase in public health, safety and welfare.
5. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
6. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
8. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.
9. The availability of adequate ingress and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
10. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

11. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
12. The community need for the proposed map amendment and for the uses and development it would allow.

In addition, although these are similar if not the same as the factors laid out in the City Code, courts look to the following eight factors enunciated in two court cases, *LaSalle Bank of Chicago v. Count of Cook* (1957) and *Sinclair Pipeline v. Village of Richton Park* (1960), when evaluating the validity of zoning changes. The so-called “LaSalle factors” are as follows:

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by the particular zoning;
3. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
4. The relative gain to the public as compared to the hardship imposed on the individual property owner;
5. The suitability of the property for the zoned purpose;
6. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
7. The public need for the proposed use; and
8. The thoroughness with which the municipality has planned and zoned its land use.

City Staff has prepared a presentation to outline the proposed rezoning of certain residential properties from R-3A to R-2 zoning classifications and justification for the same, including references to the City’s Comprehensive Plan. This information should be considered in light of the above referenced factors when considering this application for rezoning.



**CITY OF HIGHWOOD
PLANNING & ZONING COMMISSION**

**Public Hearing
Wednesday, November 5, 2025 6:00 PM**

Property in Question	118 South Central PIN(s) 16-15-419-020 16-15-419-021
Owner:	Richard A. Gaggioli Trust
Applicant:	Berger Investment Group LLC
Zoning District	R2

Request: Petition for a Planned Unit Development

Summary: The Petitioner, Berger Investment Group, has submitted a petition for a planned unit development. The current site is vacant with the previous residential structure demolished approximately ten years ago. The development consists of seven single family homes over the 1.895 acre site. Each single family home contains a two car garage and driveways that meet minimum requirements for visitor parking.

Staff Review and Comment:

This vacant parcel has been reviewed several times by staff since the previous structure was demolished around 2015. Previous concepts frequently included far greater density than qualifies under the existing R2 single family zoning district and contemplated building public or private roadways connecting Western Avenue and South Central Avenue.

The petitioner has redesigned the original concept several times taking into account feedback, including creating the roadway access off Western Avenue instead of South Central; creating a single family façade presentation on South Central Avenue with no driveway access; keeping some of the existing trees on site for a visual buffer with adjacent properties and providing two garage parking spaces for each home. While Highwood does not have design criteria for single family homes, these elevations depict attractive modern single family new construction homes that are in short supply in the region.

During feedback sessions, comments have been made that suggested utilizing some of the existing green space to include additional visitor parking spaces. Another suggestion was to add street lights; Staff generally believe lighting on the homes is sufficient, but the developer is open to adding street lights at the Council's discretion.

Public Comments Received: No written comments have been received regarding this petition.

If the Planning & Zoning Commission considers recommending the granting of a variance the following minimum conditions would be recommended:

Conditions:

1. Engineering plans must be reviewed and approved by the City's engineer to appropriately address any stormwater concerns on the property.
2. Street lights and additional visitor parking may be added by the Planning & Zoning Commission.
3. That the Petitioner shall comply with such other or appropriate requirements imposed by the City for the proposed improvements including but not limited to recommendations of the Appearance Review Committee, City Engineer, City Planner, City Building Consultant and/or City Staff for the construction and maintenance of the proposed improvements on the premises.
4. That the Petitioner pays all costs incurred by the City of Highwood for the zoning proceedings and any costs incurred by the City of Highwood related to the processing, review and enforcement of this proposal.

Submitted by Scott Coren, City Manager

PLAN COMMISSION MEMORANDUM

TO: Scott Coren, City Manager
Marc Facchini, Asst. City Manager

FROM: Andy Cross, AICP, Senior Planner, The Lakota Group

DATE: November 5, 2025

SUBJECT: Planned Unit Development Proposal

ADDRESS: 118 Central Avenue South

Application Summary

An application has been submitted for a seven-lot single-family residential development at 118 S. Central Avenue. The 1.9-acre site, shown in **Figure 1**, is comprised of two long, narrow lots that will be combined into a single lot for development.

This is a PUD – Planned Unit Development, which allows the developer to request modifications to Highwood’s zoning regulations as part of this project. Several modifications are proposed and described further in this report.

PUDs can be approved in a two-step process: a preliminary approval, followed by a final approval. The applicant has requested a single-step process by submitting final plans to the City for review and approval.

The Commission is asked to hold a public hearing for this PUD, discuss and deliberate on the proposal, and make a recommendation to the City Council. The Council will consider the Plan Commission’s recommendation at an upcoming meeting.

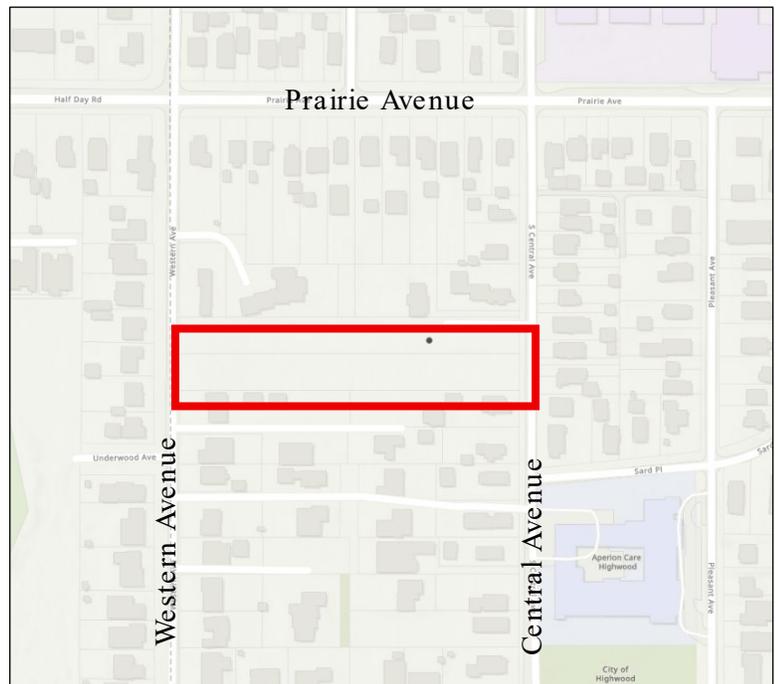


Figure 1: Location Map - 118 Central Avenue

Property Description & Existing Conditions

The subject property is in Highwood's R-2 zoning district (see **Figure 2**). It's the City's principal single-family zoning district and used widely in the south part of Highwood. There is only one other single-family zoning district, the R-1, which has a minimum lot area of two acres. Details on the R-2 District are provided below:

R-2 Residential Zoning District

Minimum Lot Area: 7,260 SF (.16 acres)

Minimum Lot Width: 50 feet

Minimum Lot Depth: 125 feet

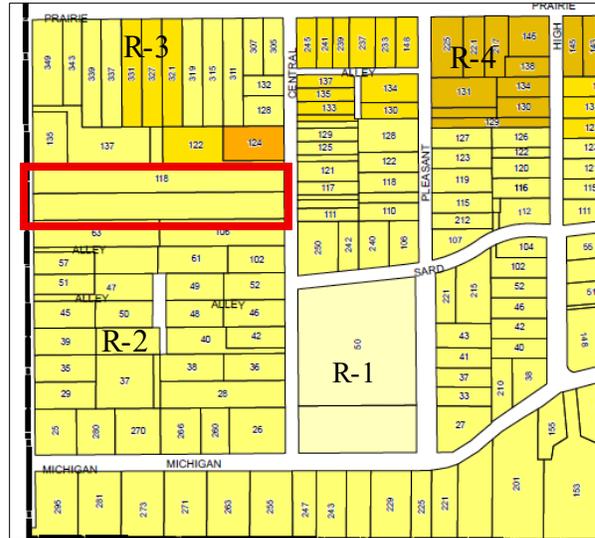


Figure 2: Zoning Map

Surrounding Properties

Nearly all the properties in the neighborhood around the development site are in single-family residential use. As the Zoning Map in Figure 2 shows, they largely share the same zoning district, as well.

An important consideration for the proposed Planned Development is the context of the lot sizes in the area surrounding the subject property. Staff have prepared two exhibits illustrating the sizes of the residential lots in the neighborhood immediately around 118 S. Central Avenue. Please refer to the exhibits in **Attachment 1** of this report. This information will be helpful in adding context to the proposed development described in detail below.

Analysis of Development

The applicants are proposing to subdivide the development site to create seven residential lots, a private drive, and a stormwater detention area as shown in **Figure 3** below.



Figure 3: Site Plan for Proposed Development

Site Plan

The development's site plan identifies the location of all proposed lots, driveways, and other key features. Primary access is from the west off Western Avenue. This street represents a border between the City of Highland Park and Highwood. Importantly the ownership of the street is such that the City of Highwood has authority to use it for access to the proposed development.

A private drive off Western Avenue provides access to all seven residential properties. It ends in a cul-de-sac where two residential lots buffer the development from Central Avenue. Highwood's Subdivision Code prohibits using a private roadway to provide access to residential properties. The applicants have requested relief to this provision of Code, which will be discussed further in this report.

Lot Sizes

The lot sizes in the proposed Planned Development are as follows:

- Lot 1: 7,101 SF
- Lot 2: 7,101 SF
- Lot 3: 7,050 SF
- Lot 4: 7,002 SF
- Lot 5: 7,002 SF
- Lot 6: 7,002 SF
- Lot 7: 7,974 SF

Recall the minimum lot size in the R-2 zoning district is 7,260 square feet. The applicants are requesting relief to this minimum lot size requirement to allow the smaller lots as proposed.

Lot Width

All lots are between 63 and 82 feet wide, exceeding the 50' lot width minimum in the R-2.

Lot Depth

Lots have a minimum depth requirement of 125 feet in the R-2 zoning district. The proposed lots have depths between 97.25 and 106.25 feet. The applicants are requesting relief to this minimum lot depth requirement.

Building Design

The applicants have provided drawings of the homes they are proposing to construct on the lots. Highwood's City Code doesn't establish any design guidelines or standards for single-family homes, but it can be helpful to see the products envisioned by the

development group to provide additional context for the overall development. Please refer to the color elevation drawings in the application materials.

Landscaping Plan

Highwood's Zoning Code requires a landscape plan for most new development, but *exempts* single-family and duplex development. However, the application materials for this seven-lot single-family subdivision include a detailed landscape plan. It identifies oak, maple, and linden trees planted along the private street, as well as shrubs and evergreens installed around house foundations.

Tree Preservation Plan

Application materials include a detailed tree survey of the development site. It identifies 258 trees on the property, noting the species, size, and condition of each. The majority of trees will be removed from the site, though 20 will be preserved. These are located on the perimeter of the property and will provide screening and buffering to supplement new trees shown on the Landscape Plan.

Exterior Lighting

Lighting in the new development will be limited to decorative gooseneck coach lamps on the new houses. These are shown on the building elevation drawings. No street lighting on the private drive is proposed.

Engineering & Stormwater Management

The applicants have provided drainage and grading plans for the proposed development. City staff have reviewed them and provided summary findings for the Commission's consideration. Please find the information included in the meeting packet.

Off-Street Parking

Two parking spaces are required for all new single-family units in Highwood. Houses proposed in the development include enclosed garages that provide the required two spaces.

Plat of Subdivision

[NOT SUBMITTED AT THIS TIME]

Zoning Modifications

Planned Unit Developments (PUD) allow the Plan Commission to consider modifications to the Zoning Code as part of the review and approval process. The applicants have identified the modifications they require to realize their vision for this development, both to the Zoning Code and the Subdivision Code. Please refer to the project narrative in the application materials for a detailed description. The requests are summarized below:

1. Minimum Lot Area

A modification to the provisions in Section 11-5B -2(A). The R-2 zoning district requires a minimum lot size of 7,260 square feet.

Lots in the proposed development range from 7,002.1 SF to 7,974 SF. The smallest lot will require 258 SF of relief, or 3.5%.

2. Lot Depth

The minimum lot depth required in Section 11-5B-2(C) for the R-2 zoning district is 125 feet. Lots in the proposed development range from 97.25 to 106.25 feet deep. The smallest lots will require 27.75 feet, or 22% relief from the zoning standard.

3. Setbacks

A modification to the provisions in Section 11-5B-4(A) requiring a 30-foot front yard setback. Houses in the proposed development will be set back 25 feet from the front property lines. This is a five-foot, or 16% request for relief.

These requests also require relief from two standards related to the distance between buildings and building height in Highwood's Zoning Code related to Planned Unit Developments (Chapter 11 of the Zoning Code). Please refer to the project narrative for further information.

Subdivision Code Modifications

Section 12 of Highwood's City Code regulates the subdivision of land. As is typical of most subdivision ordinances, it requires new lots to have frontage on a public street. The Code prohibits the installation of a private street to serve newly-created lots.

The proposed development has a new private street providing access to all seven new lots. To facilitate this, the applicants are requesting relief to Section 12-3-2(A)(1) of the Subdivision Code to allow the installation of a private street.

Planned Unit Development Standards

[Section 11-10-13](#) of Highwood's Zoning Code establishes standards for Planned Unit Developments. The standards allow for flexibility in site design and other elements of a development, but sets boundaries and expectations for a high-quality, cohesive project that contributes to the city's character.

The standards are listed below. Staff have provided input on how the proposed development satisfies the standards in *italics*:

- A. **Compliance With Comprehensive Plan:** A planned unit development must conform with the intent and spirit of the proposals of any comprehensive plan adopted and then in effect.
- a. *Highwood's 2013 Comprehensive Plan establishes a goal of having safe, attractive neighborhoods that provide a range of housing. A series of objectives support this goal, including requiring new developments to reflect the scale and character of the surrounding neighborhood. Staff have provided exhibits illustrating lot sizes and the scale of housing in the surrounding neighborhood.*
- B. **Ownership; Size:** The site of the planned unit development must be under single ownership and/or unified control and be not less than sixty thousand (60,000) square feet in area.
- a. *The property is under single ownership and exceeds 60,000 SF in lot area.*
- C. **Compatibility:** The uses permitted in a planned unit development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties.
- a. *The single-family land use proposed in the development is consistent with the surrounding neighborhood and not anticipated to have a detrimental influence.*
- D. **Need:** A clear showing of need must be made.
- a. *The applicants have indicated the unique size and orientation of the property require the flexibility of a Planned Unit Development to allow a meaningful development.*
- E. **Space Between Buildings:** The minimum horizontal distance between buildings shall be:
- a. Fifteen feet (15') between 1-story, 2-story, 2 1/2-story buildings, or combinations thereof.
 - b. Equal to the height of the taller buildings in the case of freestanding unattached buildings other than 1-story, 2-story, or 2 1/2-story buildings
 - i. *Buildings in the proposed development are at least 15' apart from one another.*
- F. **Yards:**
- a. The required yards along the periphery of the planned unit development shall be at least equal in width or depth to that of the adjacent zoning district.
 - i. *Lots along the periphery of the development have a 30' back yard setbacks along the periphery of the PUD, exceeding the side yard setback on the adjacent property.*
 - b. Buildings of more than twenty four feet (24') in height shall provide a setback from any property line of not less than equal to the height of such buildings.

- i. *25' front yard setbacks are proposed and the houses are proposed with a height of 29'. The proposed development does not satisfy this standard. The applicants have requested relief from this standard.*
- G. **Parking Requirements:** Adequate parking shall be provided, and in no event shall the parking be less than that provided for in other provisions of this title.
 - a. *The proposed PUD meets this standard.*
- H. **Traffic:** Adequate provision shall be made to provide ingress and egress so designed as to minimize traffic congestion in public streets.
 - a. *The seven new lots will use Western Avenue for ingress and egress. The roadway is anticipated to have adequate capacity to minimize traffic congestion.*
- I. **Density:**
 - a. The density of any planned unit development shall not exceed by more than ten percent (10%) the density allowed in the district in which the planned unit development is located.
 - i. *The proposed lot sizes are 3.5% below the 7,260 SF minimum lot size required in the R-2 district. This does not exceed the 10% threshold in this standard.*
 - b. Ground area of the uses not normally permitted in the district in which said planned unit development is located shall not exceed, by more than twenty percent (20%), the total ground area of said development.
 - i. *All land uses in the proposed development are normally permitted in the R-2 zoning district.*

The applicants have also provided responses indicating how the proposed development meets these standards. Please refer to the written project narrative in the application materials.

Findings of Fact

The Zoning Code establishes a series of Findings of Fact upon which the Plan Commission bases a recommendation to the City Council.

Per Section 11-10-14: The Plan Commission shall provide findings of fact setting forth the reasons for the recommendation, and said findings shall set forth, with particularity, in what respects the proposal would be in the public interest including, but not limited to, findings of fact on the following:

- A. In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations.
- B. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

- C. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.
- D. The physical design of the proposed plan and the manner in which said design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.
- E. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.
- F. The desirability of the proposed plan to physical development, tax base and economic well being of the entire community.
- G. The conformity with the intent and spirit of the comprehensive plan

Recommended Conditions

Staff have not identified any conditions of approval for the Commission’s consideration.

Staff Recommendation

Staff recommends the Plan Commission discuss and deliberate on the proposed Planned Unit Development (PUD).

The Commission is asked to approve findings of fact and make a recommendation to the City Council. The Commission can recommend approval, denial, or continue to the public hearing to a future agenda if more information is needed.

SAMPLE MOTIONS

These are provided for the Commission’s reference to assist in the deliberation and discussion on this item. They are not intended to act as a staff recommendation or suggest approval or denial. These motions can be modified to accurately address the Commission’s preferred actions on this petition.

- “I move to approve findings of fact recommending approval of the Planned Unit Development at 118 S. Central Avenue as proposed in the application dated March 27, 2025.”
 - With the following conditions....(if necessary)
- If further discussion is necessary:
 - “I move to continue the public hearing for the Planned Unit Development at 118 S. Central Avenue to the next agenda of the Plan Commission.”



City of Highwood

Planning Department
PETITION FOR PLANNED UNIT DEVELOPMENT
17 Highwood Avenue, Highwood, IL 60040
(Phone) 847.432.1924 (Fax) 847.432.0735

SECTION I: DEVELOPMENT INFORMATION

1. INDEX INFORMATION: *(To be completed by City Staff)*

Application Number:
Project Title:
Date of Submission:

2. BACKGROUND INFORMATION: *(All correspondence will be sent to the petitioner)*

PETITIONER:					
Relationship of Petitioner to Property:					
Address:					
City:		State:		Zip:	
Telephone:					
Fax Number:					
Email Address:					

OWNER of Property (current):					
Address:					
City:		State:		Zip:	
Telephone:					
Fax Number:					
Email Address:					

3. APPROVALS REQUESTED

CHECK	
	Site Plan Approval
	Rezoning
	(1) Parcel A: _____ acres from _____ zoning to _____ zoning
	(2) Parcel B: _____ acres from _____ zoning to _____ zoning
	Special Use
	Variation(s)
	Other:

4. SUMMARY OF REQUESTED ACTIONS:

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5. PROJECT STAFF:

	Name	Phone	Email
Developer:			
Engineer:			
Architect:			
Landscape Architect:			
Attorney:			
Other:			

6. DESCRIPTION OF SITE:

a.	Location (address):	
b.	Comprehensive Plan Designation:	
c.	Existing Zoning:	
d.	Existing Land Use:	
e.	Existing Structures:	
f.	Significant natural amenities (slope, vegetation, water, rock, etc.)	
g.	Flood plains and other development restrictions:	

7. CHARACTER OF SURROUNDING AREA:

	Zoning/Jurisdiction	Land Use
North		
South		
East		
West		

8. PUD INFORMATION:

Land Use breakdown:

	Residential	Commercial	Industrial	Parking/Landscaped Area	Institutional	Other	Total
No. of acres							
Percentage of total							

Residential Density:

Type of Unit	Number of Units	Net Acres	Net Density	Gross Acres	Gross Density
Single-family					
Townhome					
Condominium					
Apartments					
Total					

Net acres = land development for that land use type not including right-of-way

Net density = number of units/net acres

Gross acres = land designated for that land use type including right-of-way

Gross density = number of units/gross acres

9. VARIATIONS:

List and justify any requested variation(s) from the (a) Zoning Ordinance and (b) Subdivision Control Ordinance (attach additional pages if necessary):

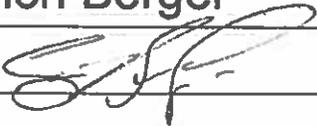
- Approval of the minimum lot area for the Residential Lots to consist of 6,090 square feet or greater;
- Approval of the minimum lot depth for the Residential Lots to consist of 96.68 feet or greater; and
- Approval to establish a 25-foot building line for front yard setbacks;

10. LIST OF REQUIRED EXHIBITS FOR CITY DEPARTMENTAL REVIEW

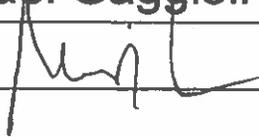
- A. Plat of Survey _____
- B. Location Map _____
- C. Existing Conditions Exhibit _____
 - Existing topography
 - Significant environmental features (wetlands, floodplain, streams/creeks, lakes/ponds, drainage ways, trees and vegetation)
 - Existing structures
 - Location of existing public and private utilities (overhead or underground)
- D. Site Plan, including data table listing the following: _____
 - Site Area
 - Building Area
 - Open Space
 - Parking (# of spaces, including accessible spaces)
 - Units of Proposed Uses (e.g., # of residential units; # of sq ft of retail or office)
- E. Engineering Plans _____
 - Grading Plan
 - Erosion and Sediment Control Plan (can be combined with Grading Plan)
 - Stormwater Drainage and Detention Plan
 - Utilities Plan
 - Wetland Protection Plan, if applicable
 - Floodplain Development and Protection Plan, if applicable
- F. Architectural Plans _____
 - Building Elevations
 - Floor Plans
 - Color 3D Architectural Renderings (street level views)
 - Materials list and samples
- G. Landscape Plan _____
- H. Lighting Plan _____
- I. Traffic Impact Study _____
- J. Market Study _____
- K. Fiscal Impact Analysis (impacts on City, schools, taxes, and other taxing districts) _____
- L. Schedule (Phasing Plan) _____
- M. Covenants, if applicable _____
- N. Findings of Fact for PUD and Zoning Variations _____
- O. All of the above files shall be provided in 2 full-sized hard copy sets and in PDF format on a CD or flash drive _____

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this site plan

PETITIONER:

(Print or type name):	Simon Berger
(Petitioner's Signature):	
Date:	03/27/25

CURRENT OWNER OF PROPERTY:

(Print or type name):	Michael Gaggioli (Trustee)
(Property Owner's Signature):	
Date:	03/27/25



PATZIK, FRANK & SAMOTNY LTD.
ATTORNEYS AT LAW

ANTHONY M. OCHS
Tel. (312) 205.4452
aochs@pfs-law.com

Refer To: 9210.0057

March 31, 2025

Via Federal Express and Online Submission

City of Highwood
Planning Department
17 Highwood Avenue
Highwood, Illinois 60040

Re: **Application for Subdivision and Zoning Variance Request**
118 S. Central Avenue, Highwood, IL 60040 – (PIN(s): 16-15-419-020; & 16-15-419-021)
(the “**Property**”)

To Whom It May Concern:

Our office represents Berger Investment Group LLC, an Illinois limited liability company (“**Applicant**”), who is affiliated with B3 Companies, and Applicant is under contract to purchase the Property from the existing owner, the Richard A. Gaggioli GST Trust dated November 13, 2003 (“**Existing Owner**”). The Property is located in Highwood’s R-2 Residential Zoning District; however it is currently vacant and would require development before the site can be used for residential purposes.

Applicant intends to remove all existing landscaping and vegetation overgrowth on the Property and construct the necessary horizontal improvements to develop the site into a residential subdivision. Applicant’s proposed development will consist of subdividing the Property into eight (8) residential lots (collectively, the “**Residential Lots**”), along with installing a private driveway for the residences (the “**Private Driveway**”) and dedicating area for open space (the “**Open Space Area**”), and together with the Residential Lots and Private Driveway, collectively, the “**Development**”).

Applicant hereby submits a proposed Plat of Subdivision for the Development, along with Highwood’s PUD application and application for zoning variance. Applicant intends for each of the Residential Lots to comply with all applicable zoning standards, except for the variances expressly identified herein.

200 South Wacker Drive - Suite 2700
Chicago, Illinois 60606
Tel. 312.551.8300 Fax. 312.551.3101

www.pfs-law.com

B3 COMPANIES / APPLICANT

Applicant, B3 Companies LLC and its principals have significant experience acquiring and completing residential developments within the north shore Chicago suburbs. Such prior developments include:

- Glencoe Estates – Purchased 12 acres of an un-subdivided estate in Glencoe, IL, and developed it into 29-lot residential subdivision;
- Webster Place – Completed 14-unit, new construction townhome community development in Highwood, IL; and
- Heritage Drive Subdivision – Purchased and developed remaining 6 single-family, residential lots located in the Heritage Re-Subdivision in Highland Park, IL, and established homeowner association for all residents in the Subdivision.

Applicant is also currently working with other municipalities to develop other residential sites, and Applicant is excited to work with the City of Highwood to complete this Development.

THE EXISTING PROPERTY

The Property is located in Zoning District R-2, but it is currently unimproved without any existing residential structures thereon. The Property is approximately 1.90 acres and currently consists of two (2) lots. Both lots have a depth of approximately 617 feet, which is significantly larger in depth than other lots within the area used for single-family residences. Despite their large depth, the lots making up the Property only have a width of 66.83 feet, making the lots narrow and difficult to develop individually in compliance with zoning requirements, but also impractical to develop collectively only to hold a single residential structure.

Per the City of Highwood's comprehensive plan, the City's goals for its residential neighborhoods are to eliminate non-residential uses and to convert non-conforming properties for residential development, and Highwood's comprehensive plan states that single-family residential areas should be preserved and enhanced through reinvestment. The comprehensive plan further provides that Highwood is a landlocked community with limited opportunities for growth for residential properties, and Applicant's proposed Development would address such a concern.

Applicant's proposed Plat of Subdivision would divide the Property into lots that are similarly sized and shaped as other residential lots in the area – namely the lots directly south of the Property, and Applicant believes the best use of the Property would be to subdivide the existing lots and complete the Development.

The Development would meet the goals of Highwood's comprehensive plan by utilizing the currently vacant property and increasing the number of single-family residences located within the R-2 Zoning District. Additionally, Applicant's proposed subdivision will make the Property more suitable to be developed for residential purposes by reducing the excessive depth of the existing lots and dividing them into eight (8) lots that are each appropriately sized to hold single-family homes.

THE PROPOSED DEVELOPMENT AND PROPOSED VARIATIONS OF ZONING STANDARDS

The Development meets the goals of the City's comprehensive plan and will increase the number of single-family housing within the R-2 zoning district. Additionally, the Development will also beautify the site by adding desired landscaping, and the Applicant will install modern infrastructure to the Property as part of the project. Enclosed please find Applicant's landscaping plan and civil engineering drawings for the Development detailing the landscaping and horizontal improvements Applicant will make to the Property.

Furthermore, the Development will not impact any surrounding properties. All residential structures to be constructed on the Development after the project is complete will be dedicated for single-family use, which will not increase traffic to or from the Property. Further, the construction of residential structures on each lot within the Development will not impact lighting to any neighboring property. Also enclosed hereto is a shadow study for the Development prepared by Applicant's architect.

The Development will consist of subdividing the Property into residential lots, with single-family homes to be constructed thereon – consistent with the surrounding neighborhood. Such residential use is permitted within the R-2 Zoning District. In addition to requesting approval of the submitted Plat of Subdivision, Applicant, however, would request the City of Highwood to approve the following variations from the Highwood Zoning Code, in connection with approving the Development:

- Approval of the minimum lot area for the Residential Lots to consist of 6,090 square feet or greater;
- Approval of the minimum lot depth for the Residential Lots to consist of 96.68 feet or greater; and
- Approval to establish a 25-foot building line for front yard setbacks;

Enclosed please find a zoning analysis for the Development.

As indicated above, the Property is experiencing hardship because its existing lots have excessively large depth but short width, and it would be very difficult to develop the Property for single family residences without subdivision. The Plat of Subdivision proposed by Applicant would allow for the Property to be easily developed for residential use permitted within the R-2 Zoning District. As such, Applicant requests the City of Highwood approve the variances to its zoning code in order to permit the Development as shown on Applicant's submitted site plan.

For your consideration in reviewing Applicant's Plat of Subdivision and the overall Development, enclosed please find the following documents:

1. Petition for Planned Unit Development Application (for approval of Applicant's Plat of Subdivision for the Property);
2. Petition for a Zoning Variation Application (for approval of zoning variation for the Development);
3. ALTA Survey for the Property;
4. Aerial / Location Map;
5. Plat of Subdivision for the Development;
6. Zoning Analysis for the Development;
7. Site Plan;
8. Landscape Plan;
9. Shadow Study;
10. Engineering Plans, including:
 - a. Existing Conditions and Topography Site Plan;
 - b. Geometric Plan;
 - c. Grading Plan;
 - d. Utility Plan;
 - e. Soil Erosion and Sediment Control Plan;
 - f. Tree Preservation Plan; and
 - g. Construction Notes and Materials;
11. Sample Elevations and Materials List for Potential Residential Structures on the Development;
12. Purchase Contract between Applicant and Owner of the Property;
13. Title Commitment for the Property

Please let me know if you have any questions. Thank you.

Very truly yours,

City of Highwood
March 31, 2025
Page 5

PATZIK, FRANK & SAMOTNY LTD.

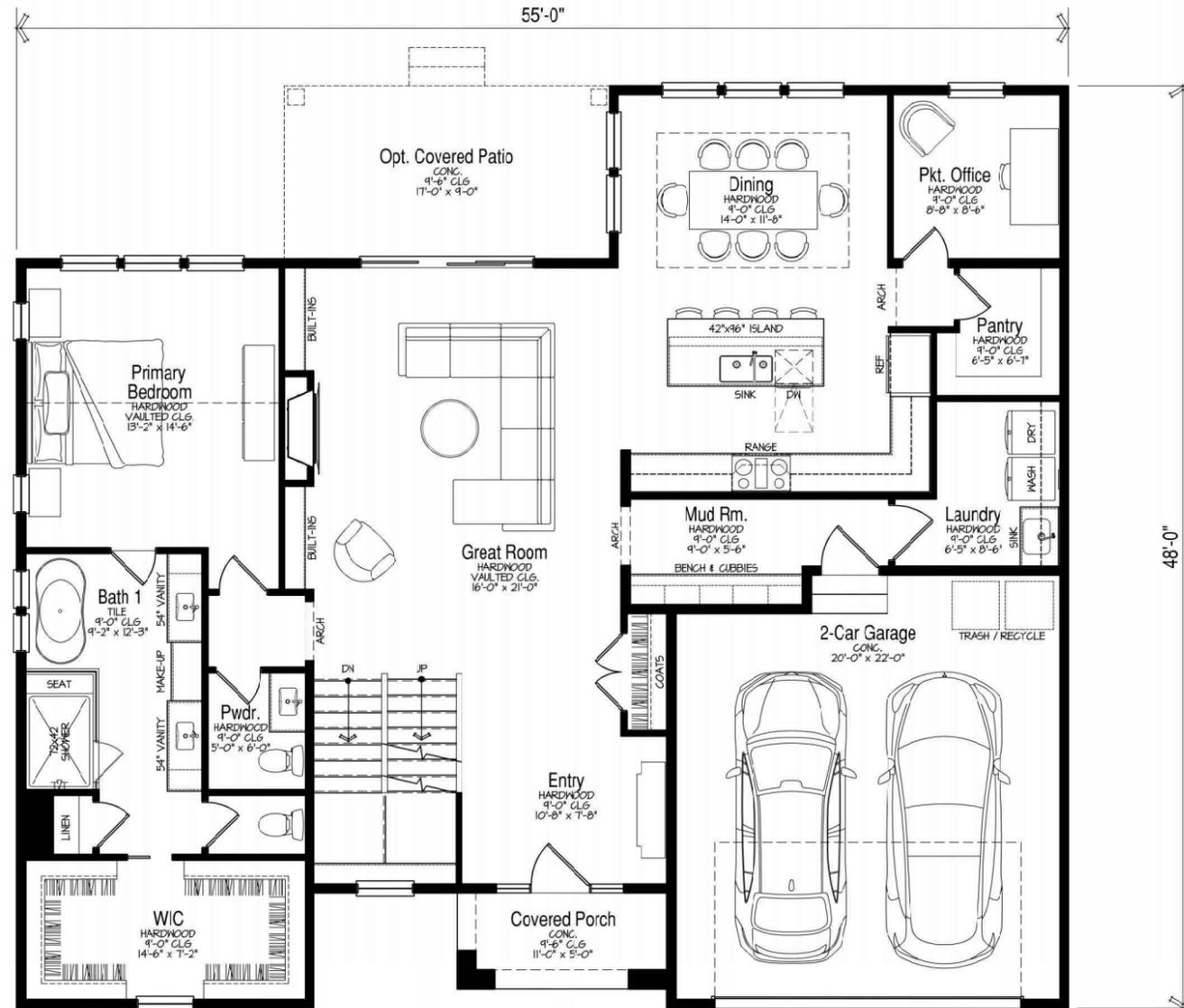
A handwritten signature in black ink, appearing to read 'Anthony M. Ochs', is written over a diagonal line that extends from the company name above to the right edge of the page.

Anthony M. Ochs
Enclosures



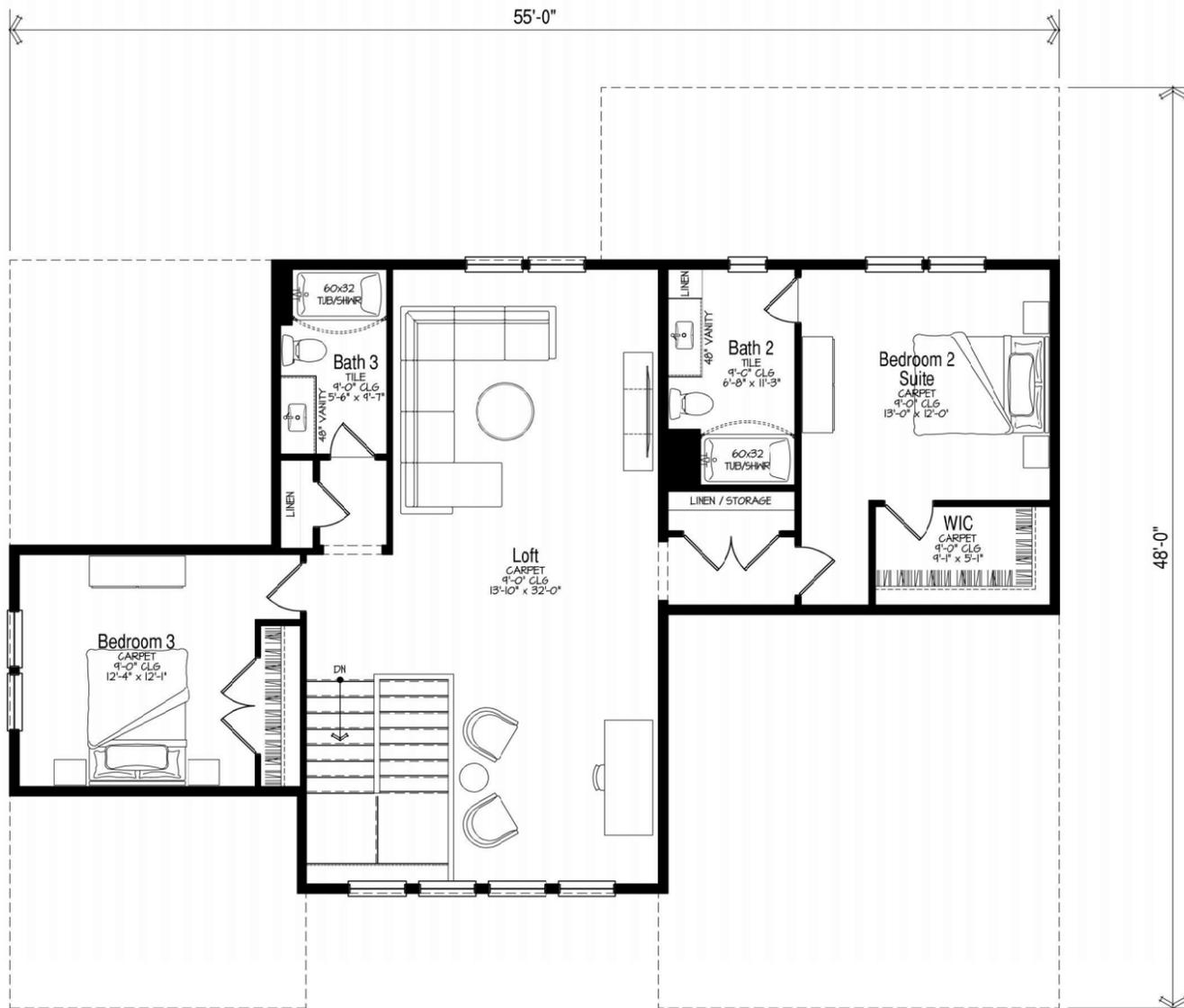
Plan 1
Front Elevation

SCALE: 1/4"=1'-0"

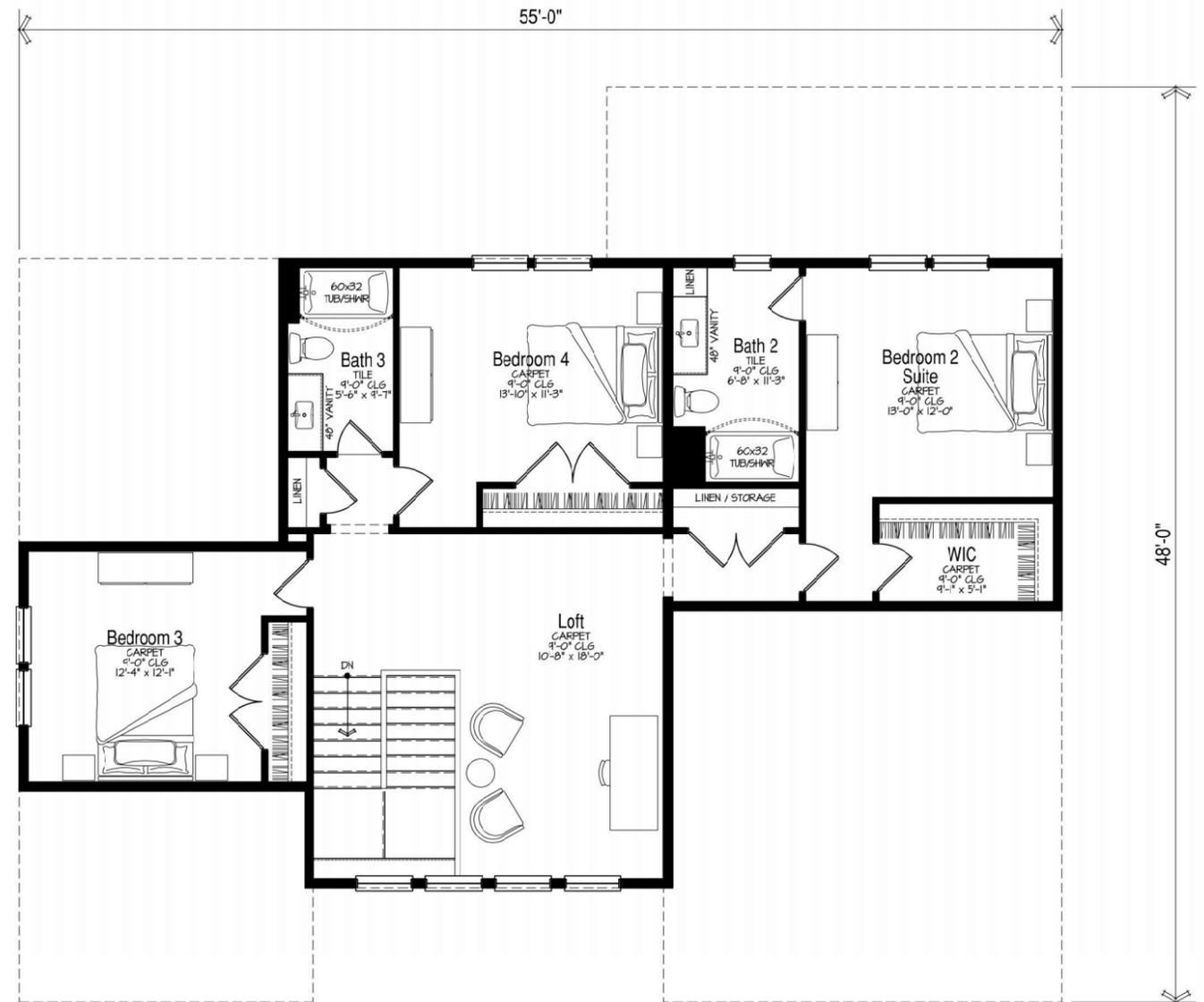


1,798 SF
Main Floor Plan
 SCALE: 1/4" = 1'-0"

Plan 1: 2,949 SF
 3-BR / 3.5-BA / 2-Car Garage



1,151 SF
Upper Floor Plan
SCALE: 1/4" = 1'-0"



Optional Bedroom 4
Upper Floor Plan
SCALE: 1/4" = 1'-0"

Plan 1: 2,949 SF
3-BR / 3.5-BA / 2-Car Garage

118 CENTRAL AVENUE

Highwood, IL

July 9, 2025 | 25-0115

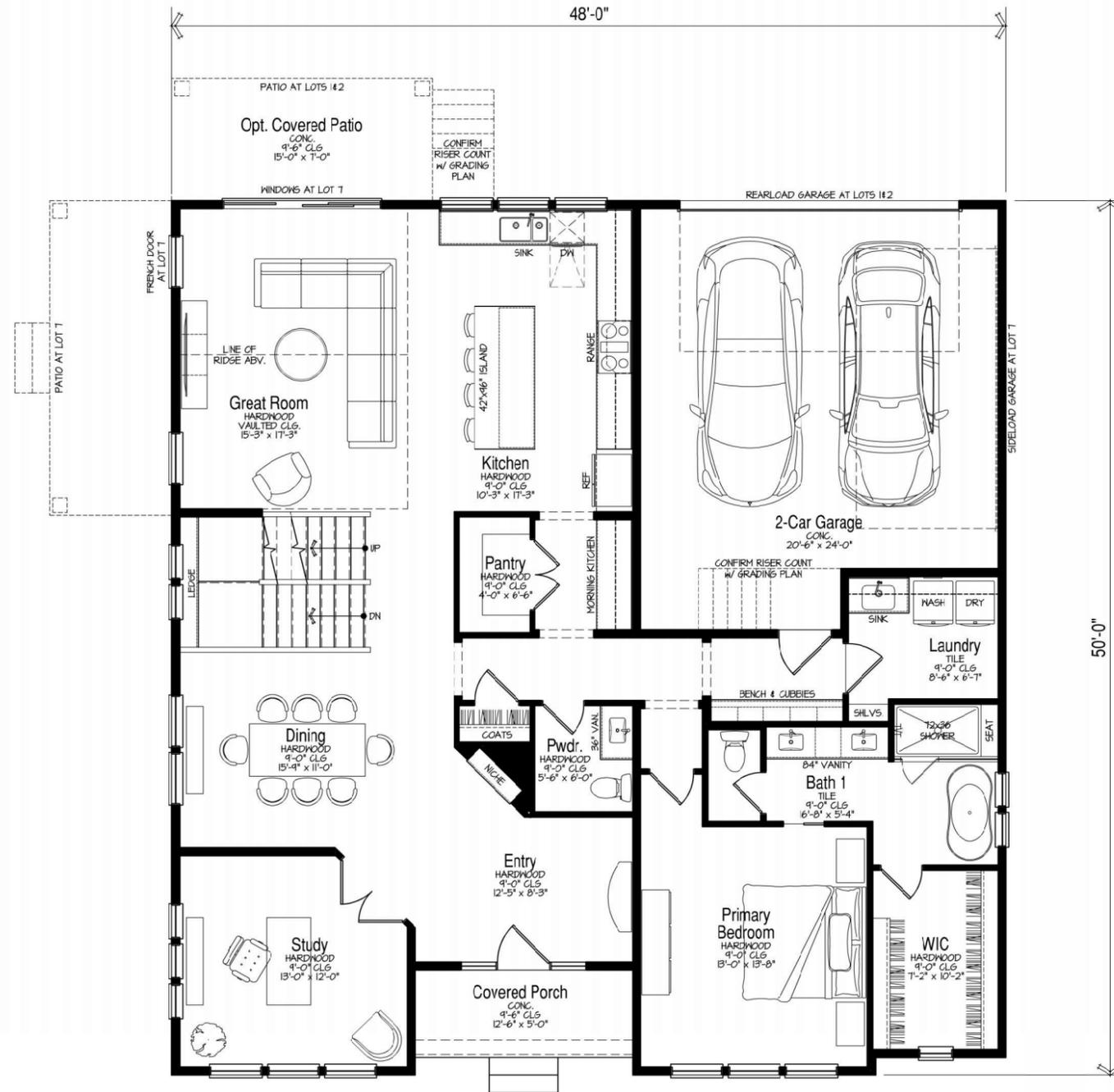


B3 Companies
Skokie, IL



Plan 2
Front Elevation

SCALE: 1/4"=1'-0"



1034 SF
1,834 SF
Main Floor Plan
 SCALE: 1/4" = 1'-0"

Plan 2: 2,623 SF
 3-BR / 3.5-BA / 2-Car Rearload Garage

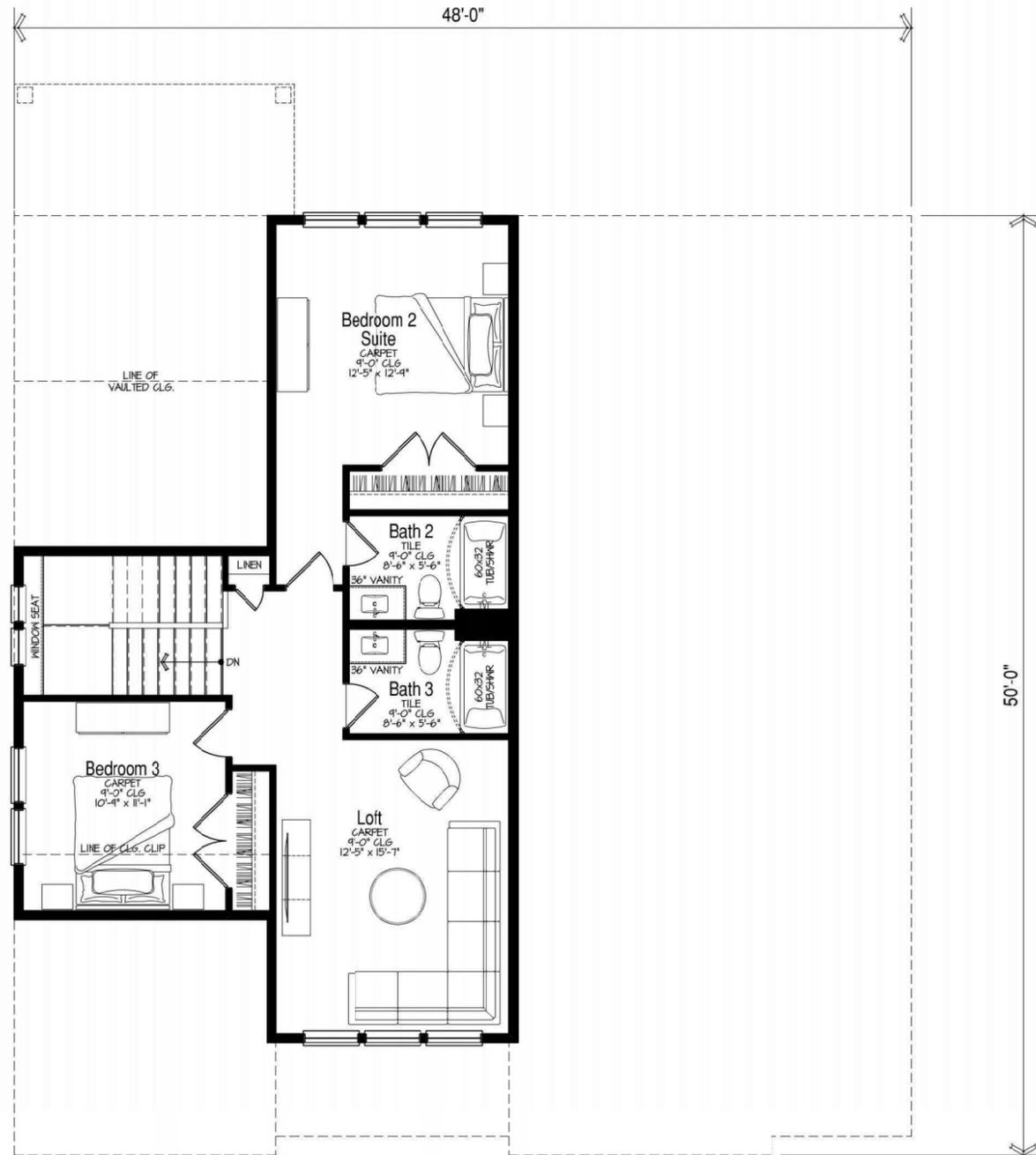
B3 Companies
 Skokie, IL

118 CENTRAL AVENUE
 Highwood, IL

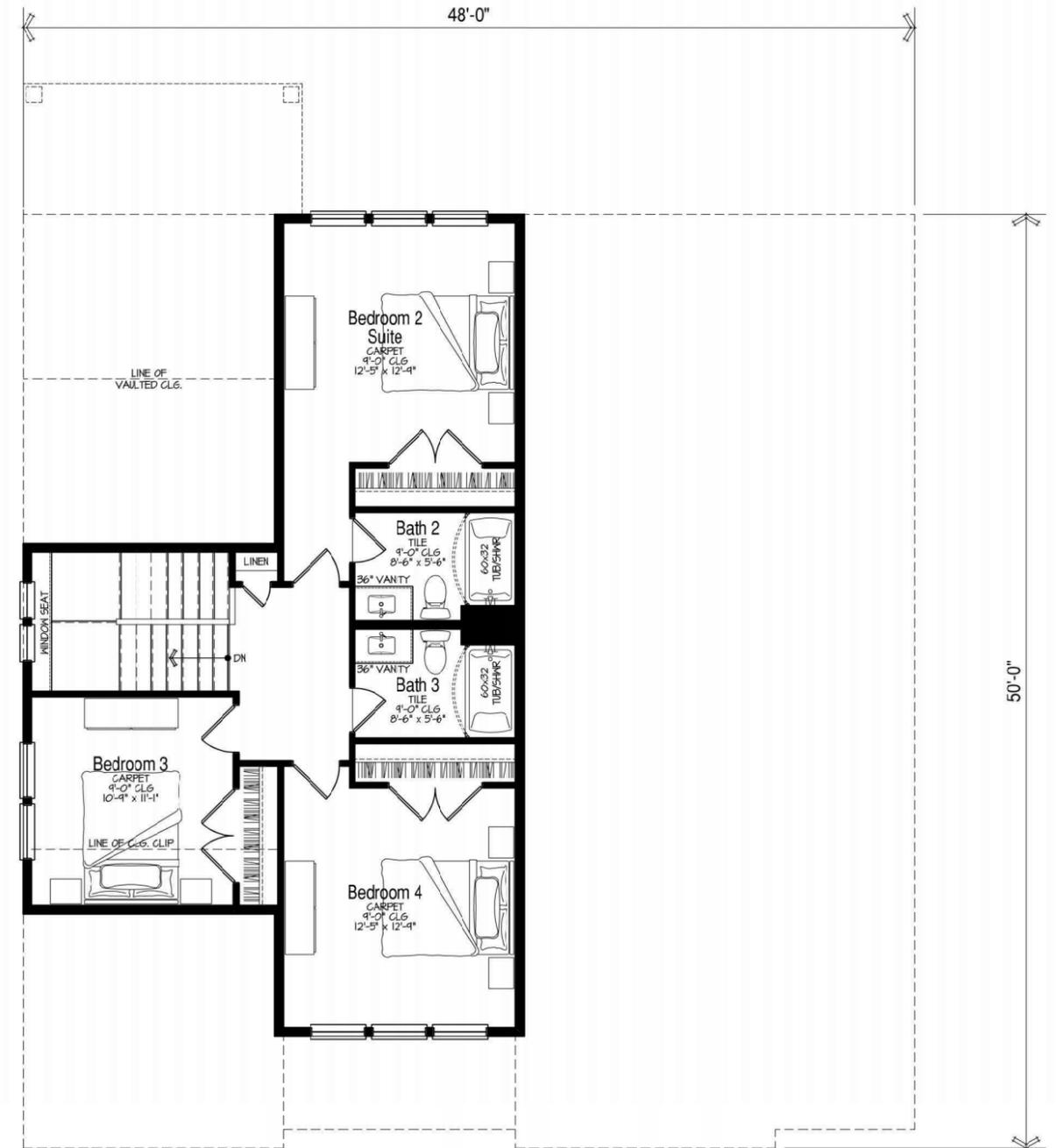


The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

July 9, 2025 | 25-0115



TTI 5F
771 SF
Upper Floor Plan
SCALE: 1/4" = 1'-0"



TTI 5F
Optional Bedroom 4
Upper Floor Plan
SCALE: 1/4" = 1'-0"

Plan 2: 2,623 SF
3-BR / 3.5-BA / 2-Car Rearload Garage

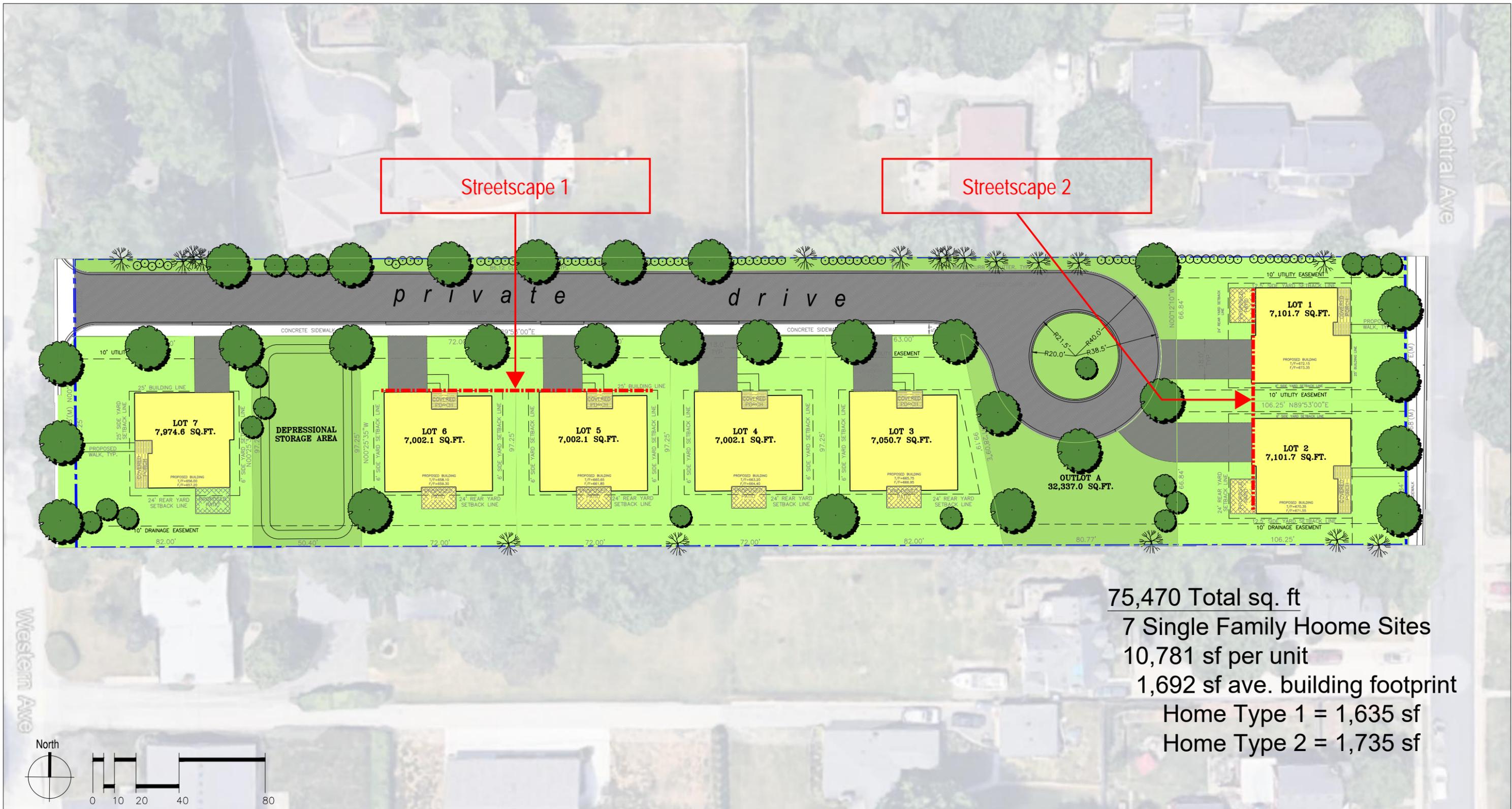
118 CENTRAL AVENUE



Highwood, IL

July 9, 2025 | 25-0115

B3 Companies
Skokie, IL



75,470 Total sq. ft
 7 Single Family Home Sites
 10,781 sf per unit
 1,692 sf ave. building footprint
 Home Type 1 = 1,635 sf
 Home Type 2 = 1,735 sf

Site Plan



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Central Avenue Single Family
 Highwood, Illinois

LS 1.01
 Site Plan



Lot 5 - Front Elevation

+/-22'-0"

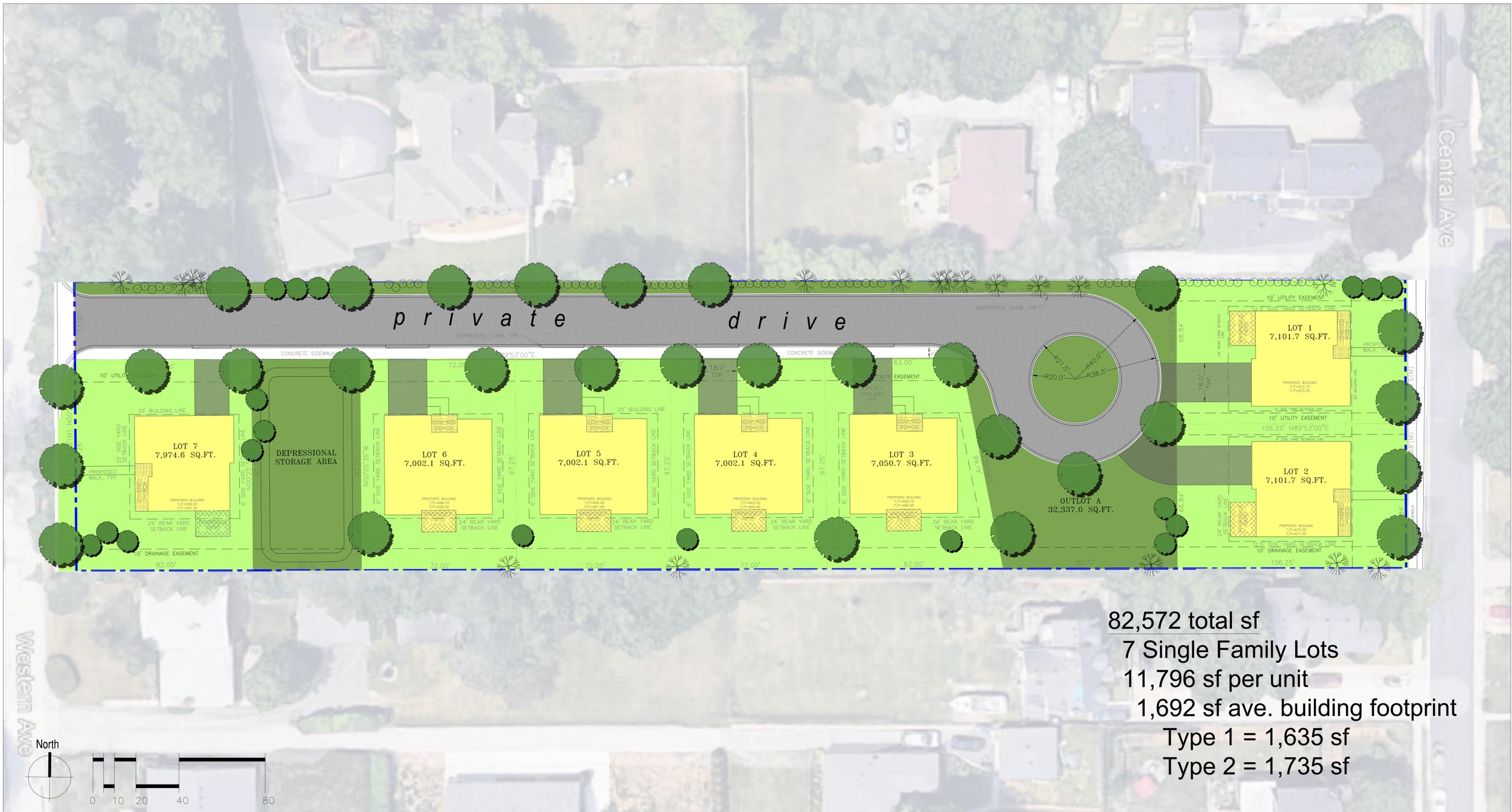


Lot 6 - Front Elevation



Lot 1 - Rear Elevation

Lot 2 - Rear Elevation



82,572 total sf
 7 Single Family Lots
 11,796 sf per unit
 1,692 sf ave. building footprint
 Type 1 = 1,635 sf
 Type 2 = 1,735 sf

Site Plan

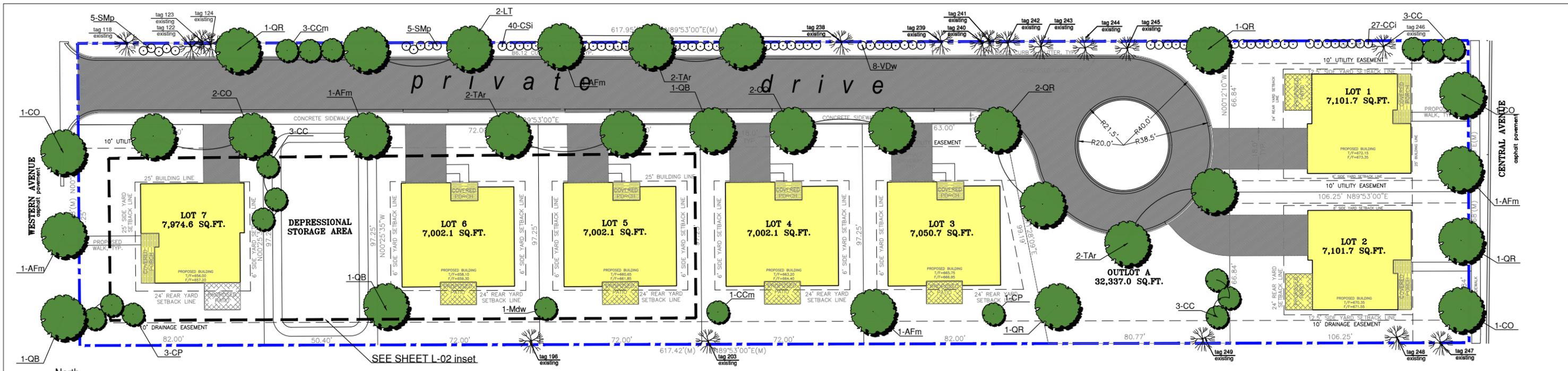


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Central Avenue Single Family
 Highwood, Illinois



LS 1.01
 Site Plan



Landscape Plan

PLANT LIST

SHADE TREES

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
5	AFm	Acer x freemanii 'Marmo'	Marmo Maple	3.0" BB
7	CO	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3.0" BB
2	LT	Liriodendron tulipifera	Tulip Tree	3.0" BB
3	QB	Quercus bicolor	Swamp White Oak	3.0" BB
6	QR	Quercus rubra	Red Oak	3.0" BB
6	TAR	Tilia americana 'Redmond'	Redmond American Linden	3.0" BB

INTERMEDIATE AND EVERGREEN TREES

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
3	AC	Amelanchier canadensis	Serviceberry	8" CL. BB
4	CCm	Carpinus caroliniana	Muscledwood	3.0" BB
9	CC	Cercis canadensis	Red Bud	7" BB
4	CP	Craetegus phaenopyrum	Washington Hawthorn	10" CL. BB
5	HV	Hamamelis virginiana	Common Witchhazel	5" HT. BB
1	Mdw	Malus 'Donald Wyman'	Donald Wyman Crab	3.0" BB
3	MS	Magnolia stellata	Star Magnolia	5" HT. BB

SHRUBS

SHRUBS

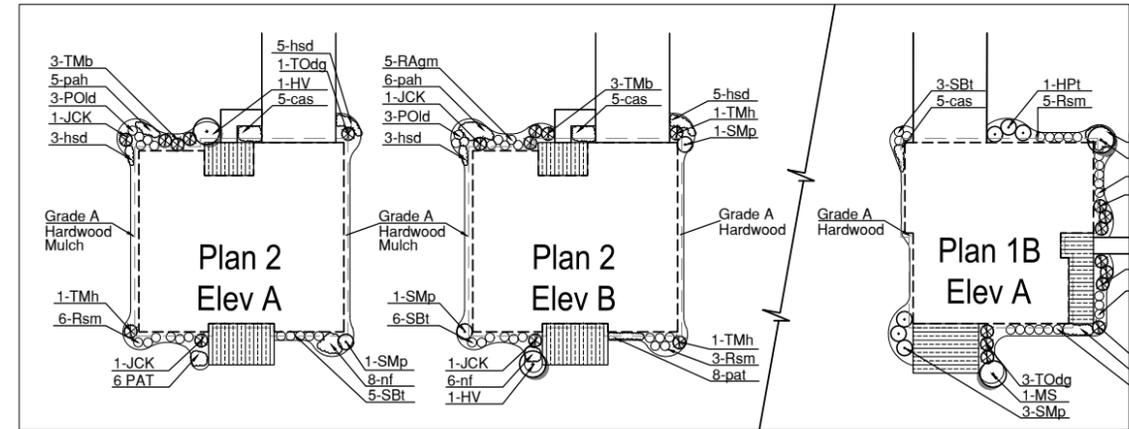
QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
79	CSI	Cornus sericea 'Isantii'	Isantii Redtwig Dogwood	24" BB
3	HPt	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	42" BB
28	JCK	Juniperus chinensis 'Kallay'	Kallay Phitzler Juniper	5 Gal Cont.
15	POld	Physocarpus opulifolius 'Little Devil'	Little Devil Nine Bark	24" BB
39	Rsm	Rosa 'Scarlet Meidland'	Scarlet Meidland Shrub Rose	3 Gal Cont.
10	RAgm	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac	3 Gal Cont.
63	SBt	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gal. Cont.
26	SMp	Syringa meyerii 'Palabini'	Palabini Lilac	30" BB
15	TMb	Taxus medii 'Brevifolia'	Taunton's Yew	24" BB
10	TMh	Taxus medii 'Hicksii'	Hick's Yew	30" BB
12	TOdg	Thuja Occidentalis 'Dark Green'	Dark Green Arborvitae	60" BB
8	VDw	Viburnum dentatum 'Wentworth'	Arrowwood Viburnum	36" BB

PERENNIALS AND GROUNDCOVER

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
40	cas	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	1 Gal. 18" On Center
76	hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal. 24" On Center
36	nf	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal. 24" On Center
34	pat	Perovskia atriplicifolia	Russian Sage	1 Gal. 24" On Center
6	pah	Sesleria autumnalis	Autumn Moor Grass	1 Gal. 24" On Center

EXISTING TREES

TAG	SCIENTIFIC NAME	COMMON NAME	SIZE
118	Juglans nigra	Black Walnut	13" cal
122	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal.
123	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal.
124	Acer saccharinum	Sugar Maple	6" cal
196	Ulmus pumila	Siberian Elm	6" cal
203	Juglans nigra	Black Walnut	16" cal
238	Acer negundo	Boxelder	16" cal
239	Acer negundo	Boxelder	10" cal
240	Acer negundo	Boxelder	11" cal
241	Acer negundo	Boxelder	13" cal
242	Morus alba	White Mulberry	6" cal
243	Acer negundo	Boxelder	7" cal
244	Ulmus pumila	Siberian Elm	17" cal
245	Acer saccharinum	Sugar Maple	12" cal
246	Acer saccharinum	Sugar Maple	12" cal
247	Juglans nigra	Black Walnut	20" cal
248	Ulmus pumila	Siberian Elm	24" cal
249	Juglans nigra	Black Walnut	28" cal



Example Foundation Plans



Central Avenue Single Family
 Highwood, Illinois

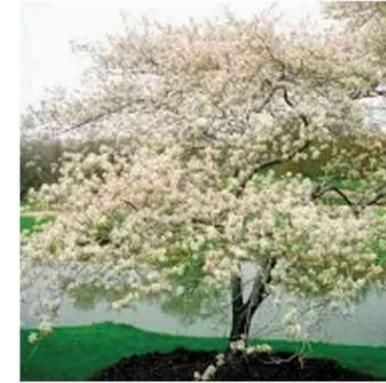




Hackberry



Malmo Maple



Serviceberry



Witch Hazel



Hawthorn



Red Bud



Bicolor Oak



Tulip Tree



Redmond Linden



Musclewood



Star Magnolia

SHADE TREES

ORNAMENTAL TREES



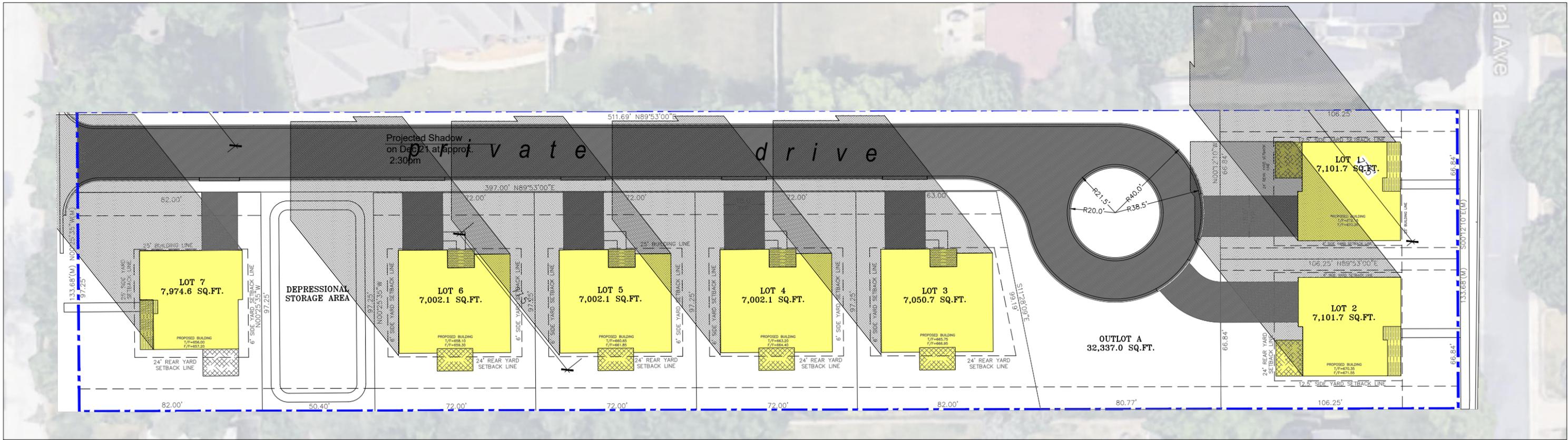
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Central Avenue Single Family
Highwood, Illinois



LS 1.03
Planting Plan

April 18, 2025

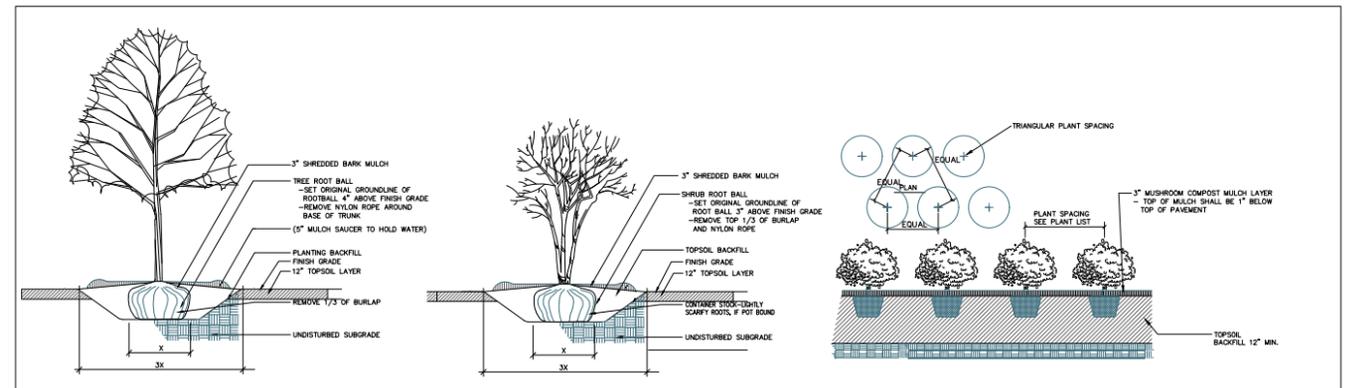


Conceptual Shadow Study

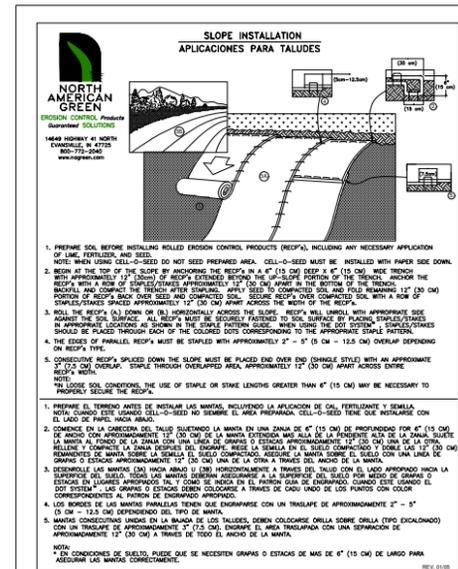
SHADOW STUDY CRITERIA:

Date: December 21st
 Time: 2 hrs after Sunrise
 Angle: 38.6d
 Height: 25' (average)
 Length: 77.5'

Estimated shadow distance is based on the worst case scenario; December 21st in the morning, 2 hours after sunrise. Also, this analysis does not take a varied roofline into account, but assumes a universal 2 story height.



Planting Detail



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Central Avenue Single Family
 Highwood, Illinois

LS 1.04
 Shadow

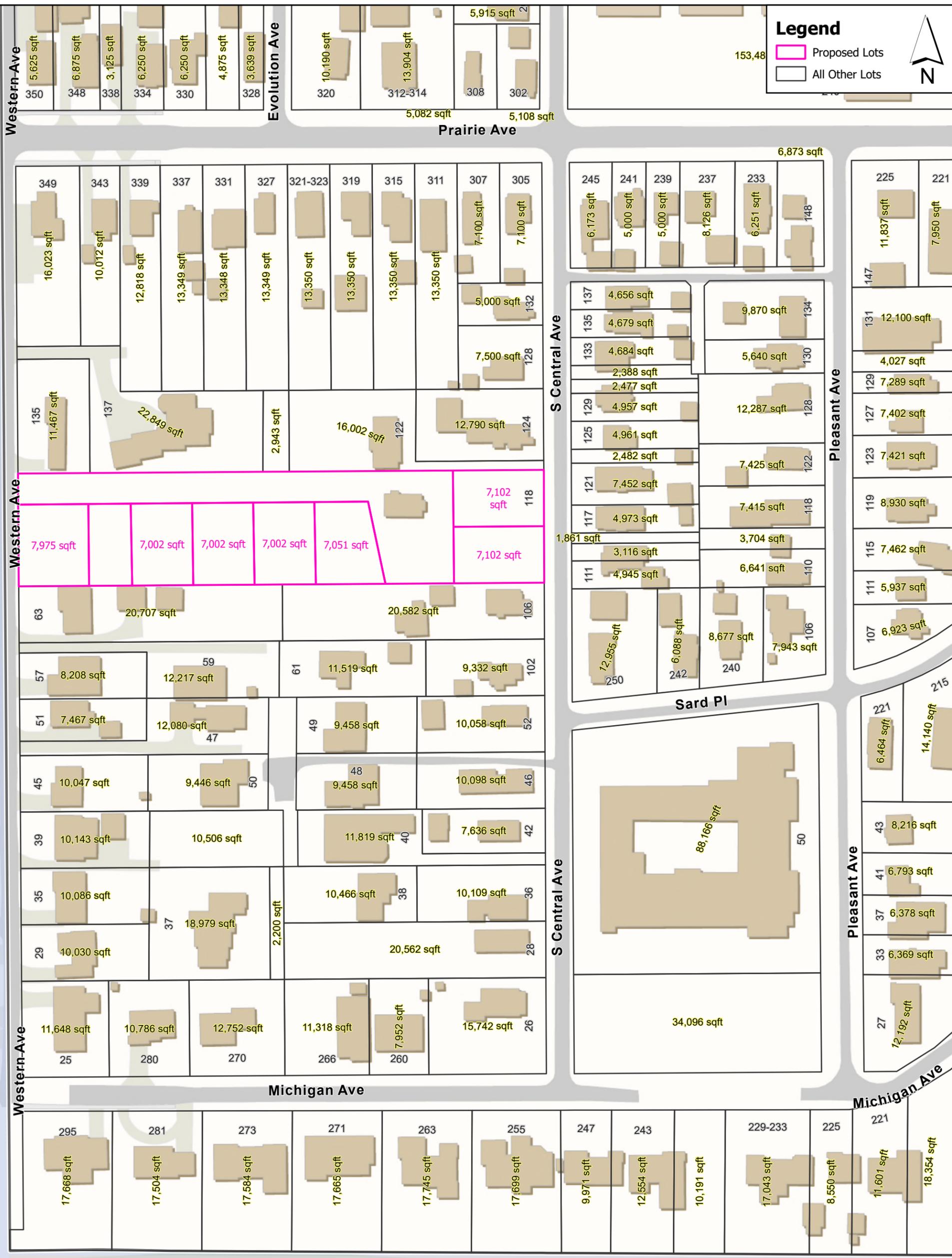


Zoning District R-2 Lot Sizes

Surrounding Area of 118 S Central Ave

Legend

- Proposed Lots
- All Other Lots



Exmoor
Country
Club

The
Preserve
Of
Highland
Park



Zoning District R-2 Lot Sizes

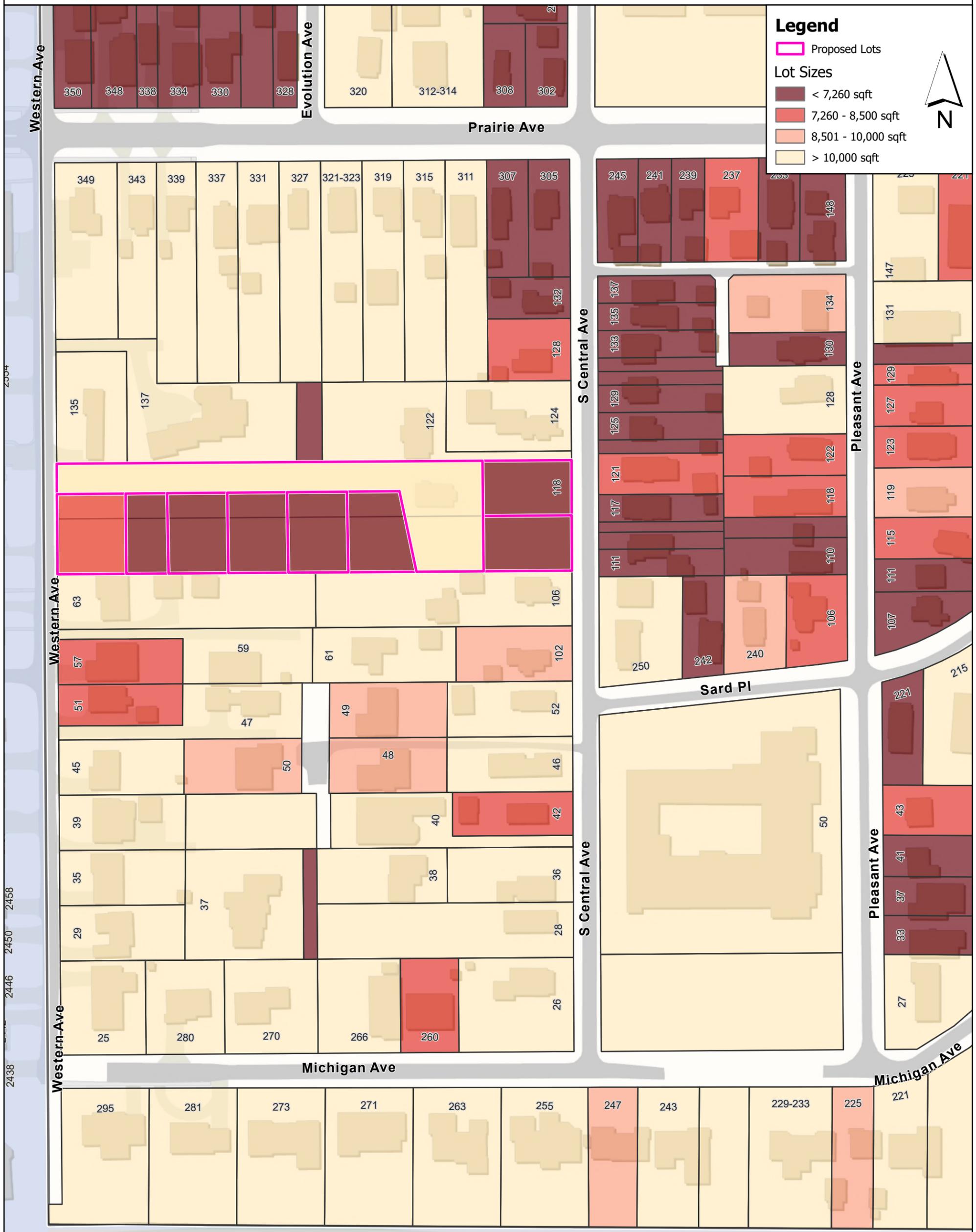
Surrounding Area of 118 S Central Ave

Legend

Proposed Lots

Lot Sizes

- < 7,260 sqft
- 7,260 - 8,500 sqft
- 8,501 - 10,000 sqft
- > 10,000 sqft



Exmoor Country Club

The Preserve Of Highland Park

R-2 RESIDENTIAL DISTRICT (7,260 SQUARE FEET, SINGLE- FAMILY)

	REQUIRED	CURRENT	PROPOSED	VARIATION RELIEF
Permitted Use	Single-family dwellings	Vacant Land	Single-family dwellings	
Lot Size				
- Lot Area	7,260 sf minimum	82,572 sf (consisting of 2 lots, each consisting of approx. 41,382 sf) 133.74 ft	Subdividing into 8, single-family residential lots ranging from 6,090 sf - 7,927 sf	Approval of minimum lot area to consist of 6,090 sf or greater
- Lot Width	50 ft minimum	(consisting of 2 lots, each with a width of 66.87 ft)	Each proposed lot will have a width between 63 ft - 82 ft	
- Lot Depth	125 ft minimum	Approx. 617.95 ft	Proposed lots will have a width between 96.86 ft - 106.25 ft	Approval of minimum lot depth to consist of 96.68 ft or greater
Building Height	2 and 1/2 stories maximum 35 ft maximum	n/a	Residential building samples est. to be 29 ft 4 in height	
Yard and Setback				
- Front Yard	30' or Building line est. by subdivision 20' or not less than twenty percent 20% of the lot depth,	n/a	Proposed 25 ft building line	Approval to establish 25' building line
- Rear Yard	whichever is less	n/a	Proposed 24-25 ft	
- Side Yard	5 feet minimum on each side corner lot requires 15 feet adjacent to the street	n/a	6 feet side yard minimum 25 feet side yard adjacent Central Ave.	
Lot Coverage				
- Lot Coverage	33.33% maximum	n/a	Between approximately 20.62% - 28.49%	
- Floor Area Ratio	40% maximum	n/a	Between approximately 30.08% - 36.78%	
- Impervious Surface	60% maximum	n/a	Between approximately 35.01% - 47.81%	

Lot Coverage Calcs

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Residential Total	Open Space and Private Road	Total of Subdivision
Lot Size (SF)	7,927.8	6,090.8	6,090.8	6,090.8	6,090.8	6,090.8	6,783.1	7,420.9	52,585.8	29,986.2	82,572.0
Bldg. Footprint (SF)*	1,635.0	1,735.0	1,735.0	1,735.0	1,735.0	1,735.0	1,635.0	1,635.0	13,580.0		
Bldg Floor Area (SF)*	2,385.0	2,240.0	2,240.0	2,240.0	2,240.0	2,240.0	2,385.0	2,385.0	18,355.0		
Impervious Surface Area (SF)	2,775.8	2,912.0	2,912.0	2,912.0	2,912.0	2,912.0	2,897.0	2,897.0	23,129.8	17,491.0	40,620.8
										(includes private road, sidewalk and driveway area in Outlot area)	
Lot Coverage Ratio	20.62%	28.49%	28.49%	28.49%	28.49%	28.49%	24.10%	22.03%	25.82%		
Floor Area Ratio	30.08%	36.78%	36.78%	36.78%	36.78%	36.78%	35.16%	32.14%	34.90%		
Impervious Ratio	35.01%	47.81%	47.81%	47.81%	47.81%	47.81%	42.71%	39.04%	43.98%		

Total

Site Area	82,572	
Total Building Coverage	13,580	16.45%
Total Building Floor Area	18,355	22.23%
Impervious Area	40,620	49.19%

* Potential building footprint and floor area of proposed homes are estimates and are based on anticipated footprint, as shown on Site Plan and Plat of Subdivision