Zoning Board of Appeals Agenda

Sandra "Sandy" Frum Board Room
Village Hall
1225 Northbrook, IL 60062
Monday, August 24, 2026

7:00 PM

1. **ROLL CALL**
2. **MINUTES APPROVAL**
   A. Minutes for Approval - July 27, 2026
   Review and approve July 27, 2026 Zoning Board of Appeals meeting minutes.
3. **PUBLIC COMMENT TIME**

   This agenda item is reserved for members of the public who desire to address the Public Body on a topic that is within purview and jurisdiction of the Public Body, but that is not listed in another location on the agenda. If you would like to speak about a matter that is listed on the agenda, we ask that you wait until that agenda item is called, and we will give you an opportunity to speak then. Anyone desiring to speak should fill out a written speaker form (located in the back of the meeting room) and submit it to the Staff Liaison. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Public Body. Rather, it is intended as an opportunity for you to make comments to the Public Body. While the Public Body will not immediately respond to public comments at this meeting, or engage in a back and forth discussion during the meeting, please be assured that the Public Body is actively listening to all comments, thoughts, and suggestions. All speakers will be limited to a total of three minutes. We request that everyone be respectful, civil, and non-repetitive; and we ask that members of the audience refrain from applauding or making any other comments during or after any speaker. Thank you for your understanding and taking the time to contribute to the success of our community.
4. **PUBLIC HEARING AND CONSIDERATION OF PETITIONS**

   A. DOCKET NO. ZBA26-0007 (1235 SUNSET RIDGE Road) Petition by Ryan Wiley and Dorothy Lasauskas, for a variance to allow the installation of a six-foot-tall fence in the front yard setback. The R-5 zoned property (PIN: 04-12-300-018-0000) is restricted to a 4-foot-tall fence within the front yard. The relief is intended to address safety concerns along Sunset Ridge.
   The applicants, Ryan Wiley and Dorothy Lasauskas, seek to install a fence taller than is permitted in the front yard setback which abuts the right of way along Sunset Ridge Rd. This road has a posted speed limit of 35 MPH and Mr. Wiley has indicated in the application that additional fence height is needed to protect children and animals from this busy road.
5. **DISCUSSION TOPICS**
6. **REMARKS FOR THE GOOD OF THE ORDER**
7. **ADJOURN**

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to promptly contact the Village of Northbrook at (847) 272-5050 to allow the Village of Northbrook to make reasonable accommodations for those persons.

MEMORANDUM

To: Zoning Board of Appeals
From: Zoning Administrator Richard Peters
Date: 2026-08-24
Subject: Minutes for Approval - July 27, 2026

Overview
Review and approve July 27, 2026 Zoning Board of Appeals meeting minutes.

Fiscal Impact
N/A.

Recommendation
Review and Approval.

Strategic Priority
N/A.

Background

MEMORANDUM

To: Zoning Board of Appeals
From: Zoning Administrator Richard Peters
Date: 2026-08-24
Subject: DOCKET NO. ZBA26-0007 (1235 SUNSET RIDGE Road) Petition by Ryan Wiley and Dorothy Lasauskas, for a variance to allow the installation of a six-foot-tall fence in the front yard setback. The R-5 zoned property (PIN: 04-12-300-018-0000) is restricted to a 4-foot-tall fence within the front yard. The relief is intended to address safety concerns along Sunset Ridge.

Overview

The applicants, Ryan Wiley and Dorothy Lasauskas, seek to install a fence taller than is permitted in the front yard setback which abuts the right of way along Sunset Ridge Rd. This road has a posted speed limit of 35 MPH and Mr. Wiley has indicated in the application that additional fence height is needed to protect children and animals from this busy road.

Fiscal Impact
N/A.

Recommendation
Conduct a Public Hearing and Approve, Deny, or Continue the Application.

Strategic Priority
N/A.

Background
See attachments.

Exhibit A - Staff Report - 1235 Sunset Ridge
Exhibit B - ZBA Application - 1235 Sunset Ridge
Exhibit C - Letter of Harship
Exhibit D - Plat of Survey
Exhibit E - Fence Plans
Exhibit F - Draft Resolution

ZONING BOARD OF APPEALS - STAFF REPORT

HEARING DATE: August 24, 2026

TO: Zoning Board of Appeals

FROM: Richard Peters, Zoning Administrator

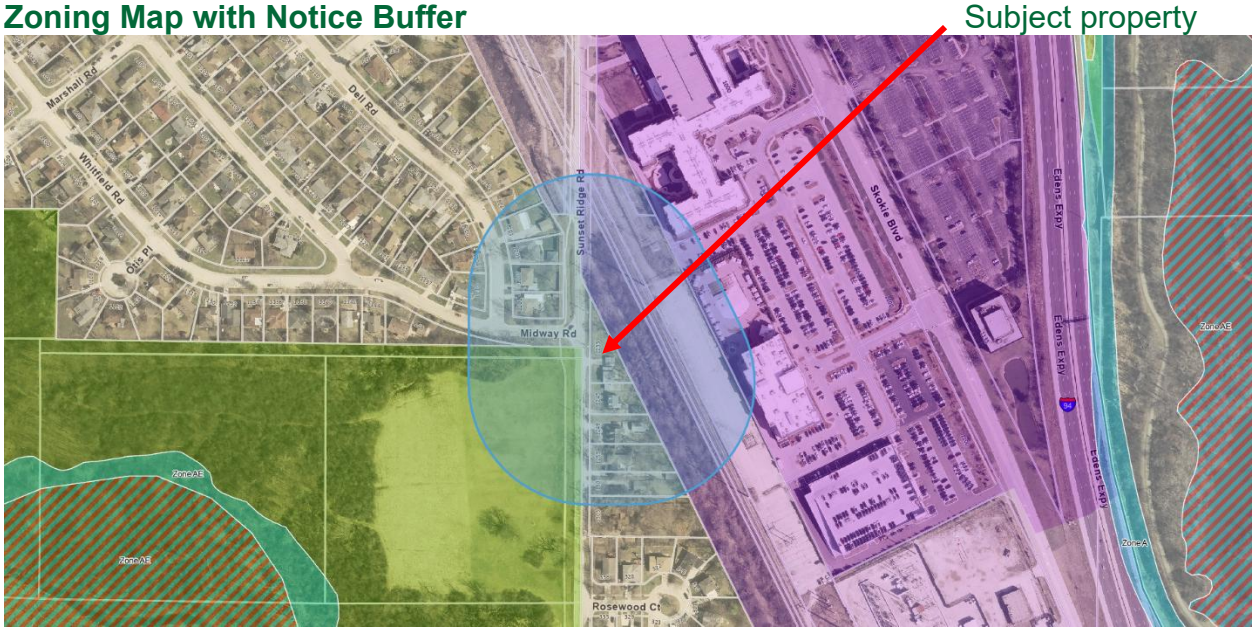
SUBJECT ADDRESS: 1235 Sunset Ridge Road

ZONING: R5, Single Family Residential District

DOCKET NUMBER: ZBA26-0007

PETITIONER & PROPERTY OWNER: Ryan Wiley & Dorothy Lasauskas

Zoning Map with Notice Buffer



REQUESTED ACTION

- Approve variance to allow a six-foot fence in the front yard setback.

The variance will accommodate the construction of a fence that would provide additional protection from Sunset Ridge Road which runs along the western edge of the subject property.

RELIEF FROM ZONING CODE SECTION(S)

- 10-108 B. Fence and Wall Standards, Height, Table 10-108-B-2(a)

2. **Fence and Wall Design**.

   a. **Height**. The maximum height of fences or walls shall be as detailed per use and yard in Table 10-108-A-2(a). Measurement of height is outlined in Section 14-109.

Table 10-108-A-2(a) Maximum Fence and Wall Height						
Property Line	**District**					
	R-1, R-2 Districts	*R-3, R-4, R-5 Districts*	*R-6, R-7, R-8, RS, MFRC, VGRC Districts*	*O-1, O-2, O-3, O-4, C-2, C-3, C-4, C-5 Districts*	*ICS, I-1, I-2 Districts*	*I-B, OS Districts*
Front	5 feet [2]	4 feet	4 feet	prohibited	6 feet [3]	6 feet [4]
Corner Side [1]	5 feet [2]	4 feet	4 feet	prohibited	6 feet [3]	6 feet [4]
Interior Side	6 feet [4]	6 feet [4]	6 feet	8 feet	8 feet	8 feet [3] [4]
Rear	6 feet [4]	6 feet [4]	6 feet	8 feet	8 feet	8 feet [3] [4]
Notes						
[1] If facing the front yard of a residential lot(s) across the street, front yard standards shall apply.						
[2] Driveway gates installed within the fence may be up to 8 feet in height.						
[3] Fence or wall shall be setback a minimum of five feet from the property line and materials shall be restricted to architectural block, masonry, stone, or stucco on masonry only.						
[4] The Village Manager may approve, as an Administrative Adjustment (Section 2-104) an increase in fence height up to 12 feet to accommodate outdoor recreation areas. Sport courts with a 12 foot fence shall be set back a minimum of 10 feet from all lot lines.						

SITE CONDITIONS

Table 1: Zoning Compliance Chart **Zoned R-5**, Single-Family Residential

Zoning Compliance Chart			
Standard	**Standard Value**	**Existing Condition**	**Proposed**
Lot Size, minimum	7,000 sf	Approx. 13,400 sf	-
Front Yard Sunset Ridge (west)	25’	30.2 ft	-

PROJECT DETAILS

The applicants, Ryan Wiley & Dorothy Lasauskas, seek to install a fence taller than is permitted in the front yard setback which abuts the right of way along Sunset Ridge Rd. This road has a posted speed limit of 35 MPH and Mr. Wiley has indicated in the application that additional fence height is needed to protect children and animals from this busy road.

Figure 1: Aerial with Plat Overlay – 1235 Sunset Ridge Rd



Figure 2: Fence Plan, Excerpt (proposed in red)

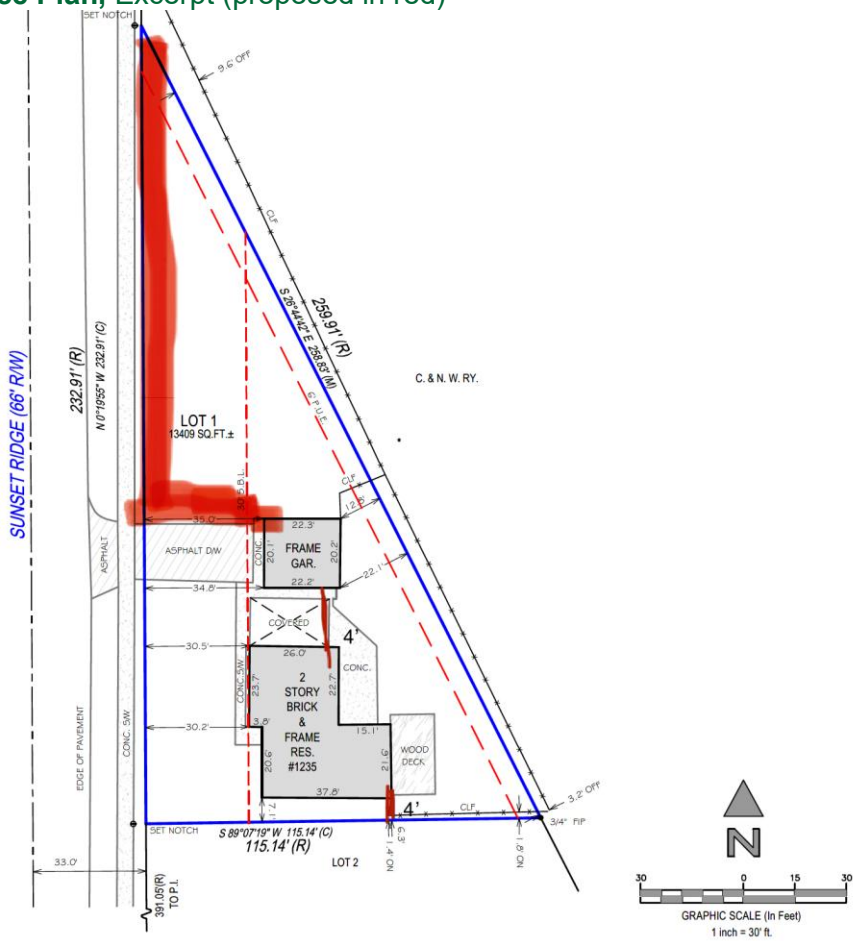


Figure 3: Proposed Fence Style

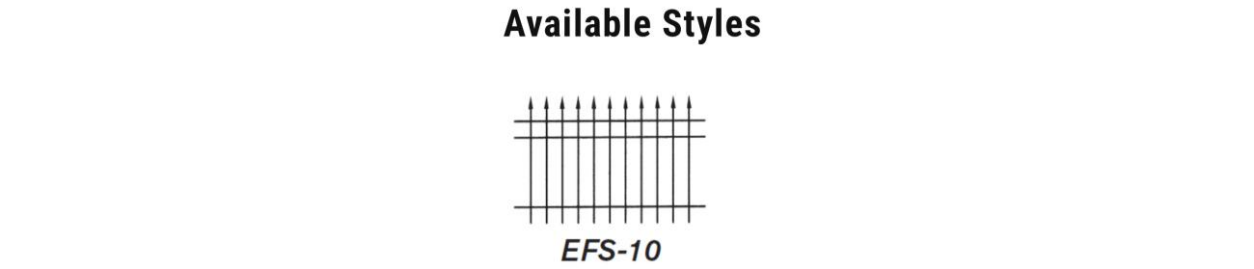


Photo 1: 1235 Sunset Ridge, front façade along Sunset Ridge Rd.



Photo 2: Front Yard, area of variance request (facing north)



Photo 3: Streetscape, facing south, Sunset Ridge Rd.



Photo 4: Streetscape, facing north, Sunset Ridge Rd.



REVIEW CRITERIA AND ANALYSIS:

Regarding the variance request(s), please consider the following key points:
(Note: *Applicants responses are italicized.* Staff's analysis follows, if any, and is not italicized)

Factors for Consideration

a) ***The existing uses and zoning of nearby properties:***
Nearby properties are single-family residential (R5 zoning) with similar homes, landscaping, and side/rear fencing. The proposed 6-ft front fence is compatible and maintains neighborhood character.

b) ***The extent to which a particular zoning regulation diminishes property values:***
The front yard height limit prevents safe containment of out two Goldendoodles and child-safe play space on this irregular lot, reducing the property's family usability and appeal/value. A secure fence will enhance it without harming

The Zoning Board may wish to discuss whether the request is commensurate to the difficulties presented by the irregular shape, or if less relief would be appropriate with respect to location of a 6-ft. fence in the front yard (i.e., a location within the front yard setback where a 6-ft. fence would be granted rather than up to the property line). Consideration should also be made to the wall of arborvitae located along the front property line. It is unclear if the fence will be installed in front of, or behind the hedge row.

c) ***The extent to which the diminution of the plaintiff's property values promotes the health, safety, morals, or general welfare of the public:***
Strict limits do not promote public welfare here. The fence improves safety by containing dogs (reducing escape/traffic risks) and protecting children, supporting responsible pet ownership and family use with minimal visual impact.

The applicant has indicated the additional fencing will allow safer use of the front yard. While that may be true if fence height is the only consideration, there are other relevant factors. For example, the variance could encourage activity in the front yard that may otherwise not be present and thereby introduce more risk. Similar to the concept of coming to the nuisance, or in this case, coming to the road.

d) ***The balance between the gain to the public versus the hardship to the individual property owner:***
Public gain from denial is minimal (aesthetic only). Hardship to owner is significant (safety/liability concerns for dogs/children). Safety benefits outweigh any minor aesthetic effect.

If activity is restricted to the side and rear yards – as is the typical for most residential properties – then potential interactions and safety conflicts in both directions may be mitigated without the need of a variance (i.e., no safety concern if the front yard is not used in such manner). "Both directions" is mentioned as the use of the front yard could present adverse impacts on the public, for example, balls or toys entering the roadway.

e) ***The property's suitability for the zoned purpose:***
The property is fully suitable for single-family residential use. The variation is a minor enhancement for pet/child safety fully compatible with zoning on this ~ 0.31-acre irregular lot.

As the applicant mentions based on the approximate size of the property (~ 0.31 acres), it is estimated that the property has upwards of 4,000 square feet of open space that may be enclosed by a 6-ft. fence without the need for a variance. While this open area is largely triangular versus the typical rectangular or square area, the Zoning Board may wish to ask discuss if additional space is warranted.

f) ***The amount of time the subject property has been vacant as zoned in the context of land development in the vicinity****:*
The property has been continuously occupied and maintained as a single-family home since 1962. No vacancy as zoned; the variation supports ongoing residential use on this established

Not applicable.

g) ***The community's need for the proposed use:***
The community benefits from the proposed fence through improved pet safety, reduced animal escapes, and enhanced family/child security in a residential neighborhood – promoting responsible homeownership without altering neighborhood character.

Refer to staff's analysis under "d".

ITEMS SUBMITTED AND REVIEWED:

1. Zoning Board of Appeals Application, dated 7/17/26;
2. Letter of Hardship, 7/20/2026;
3. Plat of Survey, dated 5/5/2024;
4. Fence Plan (marked Plat of Survey);
5. Image of proposed fence style.

DRAFT MOTION:

Once the Zoning Board of Appeals has made a determination as to whether or not the applicant has successfully met the standards required for a variance, the following motion is provided:

Move to **accept/deny** the proposed request by Ryan Wiley and Dorothy Lasauskas for variances to:

1. Allow the installation of a six-foot-tall privacy fence in the front yard setback.

    - ***With the condition that***, the construction shall be in substantial compliance with the plans reviewed by the Zoning Board of Appeals 8/24/2026.

ZONING BOARD OF APPEALS – ZONING VARIATION APPLICATION

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to schedule an optional preliminary application submittal meeting with the Zoning Administrator at least one week prior to the submittal deadline to ensure all materials are included in the submittal, and to address any necessary revisions prior to formal filing. This meeting can be beneficial in saving time and ensuring an initial submittal is filed in its entirety.

The initial submittal MUST contain:

- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions for naming files).**
  - **Letter of Hardship** inclusive of details pertaining to the requested variation, characteristics of the property that prevents compliance with the Zoning Code requirements and a Statement of Justification addressing all the standards (noted later in this application) for seeking a variation.
  - **Plat of Survey** (if older than one year include attached affidavit)
  - **Site Plan and Building Plans** (when applicable) drawn to scale inclusive of all structures and hard surfaces on the property with clearly labeled dimensions for all setbacks from lot lines prepared by a licensed professional.
  - **Zoning Worksheet** (when applicable)
  - **Tree Survey** (hand drawing of tree locations on plat of survey can occasionally be accepted)
  - **Other Exhibits** as may be necessary (photos, letters of support from neighbors, etc.)

Applicant Information

Legal Name: Ryan Wiley

Company:

Address: 1235 Sunset Ridge

City, State, Zip: Northbrook, IL, 60062

Phone No.: [redacted]

Email: [redacted]

Primary Contact Person

Name: Ryan Wiley

Company:

Address: 1235 Sunset Ridge

City, State, Zip: Northbrook, IL, 60062

Phone No.: [redacted]

Email: [redacted]

Property Information

(if more than one parcel is involved in the request please include the information for all parcels)

Site Location/Address: 1235 Sunset Ridge Road Northbrook, IL, 60062

Property Index Numbers: 04-12-300-018-000

Size of Property: 13,392 (square feet/acres)

Size of Building Space, if applicable: 1,145 (square feet)

Current Zoning: R-4 (Single-Family

Current Use of the Property: Single Family

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: No

Requested Variation: Requested variation is to have a 6 foot fence on the side (front) of the property to protect our kids and dogs from the busy road of Sunsset Ridge Road in which people do not follow the speed

Consultants *(as applicable)*

Architect/Consultant

Name Action Fence

Company Action Fence

Address [redacted]

City, State, Zip [redacted]

Phone No. [redacted]

Email [redacted]

Other (Attorney/Engineer/etc.)

Name

Company

Address

City, State, Zip

Phone No.

Email

Statement of Justification

Every application filed pursuant to Section 2-114 of Article 2 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 2-114.D of the Zoning Code. The Zoning Board of Appeals will use these standards in making a determination whether or not the proposed variation is appropriate. Please provide a written response for each item below to submit with the formal application; if necessary include an additional document for longer responses.

a. The existing uses and zoning of nearby properties: Nearby properties are single-family residential (R5 zoning) with similar homes, landscaping, and side/rear fencing. The proposed 6-ft front fence is compatible and maintains neighborhood character.

b. The extent to which a particular zoning regulation diminishes property values: The front-yard height limit prevents safe containment of our two Goldendoodles and child-safe play space on this irregular lot, reducing the property's family usability and appeal/value. A secure fence will enhance it without harming

c. The extent to which the diminution of the plaintiff's property values promotes the health, safety, morals, or general welfare of the public: Strict limits do not promote public welfare here. The fence improves safety by containing dogs (reducing escape/traffic risks) and protecting children, supporting responsible pet ownership and family use with minimal visual impact.

d. The balance between the gain to the public versus the hardship to the individual property owner: Public gain from denial is minimal (aesthetic only). Hardship to owner is significant (safety/liability concerns for dogs/children). Safety benefits outweigh any minor aesthetic effect.

e. The property's suitability for the zoned purpose: The property is fully suitable for single-family residential use. The variation is a minor enhancement for pet/child safety fully compatible with zoning on this ~0.31-acre irregular lot.

f. The amount of time the subject property has been vacant as zoned in the context of land development in the vicinity: The property has been continuously occupied and maintained as a single-family home since 1962. No vacancy as zoned; the variation supports ongoing residential use on this established

g. The community's need for the proposed use: The community benefits from the proposed fence through improved pet safety, reduced animal escapes, and enhanced family/child security in a residential neighborhood—promoting responsible homeownership without altering neighborhood character.

❑ Plat of Survey & Parcel Legal Description(s)

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

❑ Surrounding Property Owners Addresses

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. Contact Northbrook Zoning Administrator with questions about this process.

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ❑ Deed
- ❑ Title Policy or Title Commitment
- ❑ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

Site Ownership and Control

List all legal and beneficial owners and their current mailing addresses:

Ryan Wiley and Dorothy Lasauskas - 1235 Sunset Ridge Road, Northbrook, IL,60062

Filing Fees

All applications require payment of a non-refundable fee, which can be paid in the Development & Planning Services office at the Village Hall or online following a formal application submittal with the Zoning Administrator. The fee payment must be complete to begin the review process.

Non-Refundable Fee for a Residential Variation is $350.00

Non-Refundable Fee for a Non-Residential Variation is $600.00.

Escrow for a Non-Residential Variation is $1,000.00.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** _____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes ____ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: [redacted] **Date** 7/17/26

Print Name & Title: Dottie Iasacuseas + Ryan Wiley

Signature of Property Owner(s): [redacted] **Date** 7/17/26

Print Name & Title: Mr and mrs. Ryan Wiley owners

Instructions for Submitting Electronic Files

When submitting a zoning or subdivision relief application with the Village you must submit **one electronic copy** of your application submittal. When submitting your electronic application materials, we ask that you follow the instructions below.

1. The electronic copy of your submittal should be submitted via email or on a USB flash drive (also known as a memory stick, a clip drive, thumb drive, etc.) submitted directly to staff as pdf attachments and NOT in a zip file or dropbox.
2. **Each electronic file must be submitted as a PDF file cannot be larger than 20 MB.**
3. The files should contain descriptive filenames; for example, landscape plans should be labeled "Landscape Plans – 1-21-16" rather than some internal file naming system such as "LAN 345662-Z". As included in the example of a filename, the filename should also contain the most recent revision date of the file "Landscape Plans – 1-21-16"
4. The files should be organized in a numeric order separate the number from the rest of the file name by a dash (-). For example:
   1–Application Form
   2–Plat of Survey
   3–Site Plan – 1-21-16
   4–Landscape Plan – 1-24-16

northbrook

Development & Planning Services Department
1225 Cedar Lane
Northbrook, Illinois 60062
847-664-4055
www.northbrook.il.us

Zoning Board of Appeals

Plat of Survey Affidavit

Required for Plat of Survey over one year old

STATE OF ILLINOIS
COUNTY OF COOK

AFFIDAVIT

Ryan wiley, being first duly sworn upon oath, deposes and states that the Plat of Survey dated 5/5/2024 for the property commonly known as 1235 Sunset ridge Road, Northbrook, Illinois shows all of the structures and impervious surfaces as current and accurate on the property.

[redacted]
Affiant

Subscribed and sworn to before me this 9th day of July, 2026.

Official Seal
ANTONIO M MURPHY
Notary Public, State of Illinois
Commission No. 1019010
My Commission Expires October 14, 2029

Notary Public

(SEAL)

Peters, Richard

From: Ryan Wiley [redacted]
Sent: Monday, July 20, 2026 3:48 PM
To: Dottie Lasauskas
Cc: Peters, Richard
Subject: ***Re: 1235 Sunset Ridge Road Fence Appeal*** HARDSHIP LETTER UPDATED

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: ZBA/Board/Admin

Beware External Email - Think Before You Act

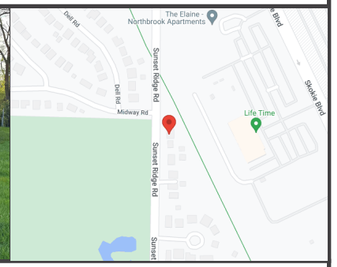
Dear Members of the Zoning Board of Appeals,
I respectfully submit this Letter of Hardship in support of my application for a zoning variation or exception to allow the installation of a 6-foot tall fence within the front yard of my single-family residential property at 1235 Sunset Ridge Road, Northbrook, IL 60062.
Requested Relief
The subject property is zoned R-5. The maximum permitted fence height in the front yard under the Zoning Code is 4 feet. I am requesting relief to permit a 6-foot tall see-through aluminum fence (an additional 2 feet of height). This fence will provide an added layer of protection for my dogs and for humans using the yard area. The proposed fence will be a see-through aluminum design, which maintains visibility and sight lines while providing the necessary height for containment and safety. This open style is compatible with the surrounding residential neighborhood and does not create visual obstructions.
Unique Property Characteristics Creating Practical Difficulty / Hardship
Strict application of the 4-foot front yard height limit would create a particular hardship and practical difficulty due to the following inherent characteristics of the property, which are not the result of any action by me or my predecessors:
• Irregular lot shape: The configuration and shape of the lot significantly limits the usable, securely enclosed space available in the rear or side yards for safe pet containment and child play. While some areas of the property allow fencing by-right, the overall layout does not provide a practical, contiguous, and functional play/containment area without extending a taller fence into the front yard.
• Documented traffic incidents and high-speed risk on Sunset Ridge Road: There have been multiple accidents in which vehicles traveling at high speeds on Sunset Ridge Road have left the roadway and entered the yard area, including incidents that knocked over street signs located immediately in front of the proposed fence area. These real-world events demonstrate the tangible and ongoing safety hazard. The fence will serve as an added layer of protection for my two Goldendoodle dogs and for any humans (including future children) using the yard along the road.
How the Variation/Exception Satisfies the Applicable Standards
Granting this relief satisfies the standards for variations (11-503F) and exceptions (11-505A), including the specific additional standards for fence height exceptions:
1. Unique physical condition and not self-created: The hardship arises from the lot's irregular shape and its direct exposure to Sunset Ridge Road — conditions that existed prior to my ownership and are not of my making. The documented accidents and knocked-over signage further illustrate the property-specific

risk.
2. Practical difficulty: The irregular lot shape creates a practical difficulty in safely using the property for its intended residential purposes with pets and family. While fencing is permitted elsewhere on the lot, the configuration limits the creation of a secure, usable enclosed area without the requested relief in the front yard.
3. Minimum necessary and no other remedy: A 6-foot height (additional 2 feet) is the minimum required to achieve effective containment and safety given the dogs' size/energy, the documented traffic incidents, and the traffic conditions on Sunset Ridge Road. There is no practical alternative that would sufficiently address the safety concerns without this relief.
4. Harmony with Code purposes and Comprehensive Plan: The relief promotes the Code's goals of protecting public health, safety, and welfare by reducing the risk of pets or children entering the roadway. It supports residential family use of property.
5. No detriment to public welfare or neighboring properties: The see-through aluminum fence will use compatible materials that are aesthetically appropriate and maintain visibility/sight lines. It will not impair light, air, or views; will not increase congestion, flooding, or fire risk; and will not adversely affect neighboring property values or use. In fact, it enhances overall safety. It will not dominate the vicinity or interfere with neighbors.
6. Specific fence height exception standards: The see-through aluminum design ensures no safety hazard to pedestrians, bicyclists, or vehicles because visibility and sight lines are fully preserved. Materials are compatible with the surrounding residential area (not solid or cyclone style). Any gates will be designed and located so they do not block the roadway or open onto the public right-of-way, with emergency access accommodated.
This request is narrowly tailored to address a genuine safety-driven hardship created by the property's irregular lot shape and supported by documented incidents of vehicles entering the yard and damaging signage. It will not serve as a special privilege but will allow reasonable use of the property consistent with its residential zoning and the needs of a family with pets. I am happy to provide additional information, photographs of the incident locations and signage damage, a detailed site plan (including the areas where fencing is allowed by-right versus where the variance is needed), or appear at the public hearing to answer any questions.
Thank you for your time and careful consideration of this application.
Sincerely,
Ryan Wiley
1235 Sunset Ridge Road
Northbrook, IL 60062

MUSILLAMI & CONNEALY

URBAN REAL ESTATE LAW





PROPERTY ADDRESS:
1235 SUNSET RIDGE, NORTHBROOK, ILLINOIS 60062

SURVEY NUMBER: IL2405.0117

DATE SIGNED: 05/05/24 | **FIELD WORK DATE:** 5/2/2024

REVISION DATE(S):
(REV.0 5/5/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

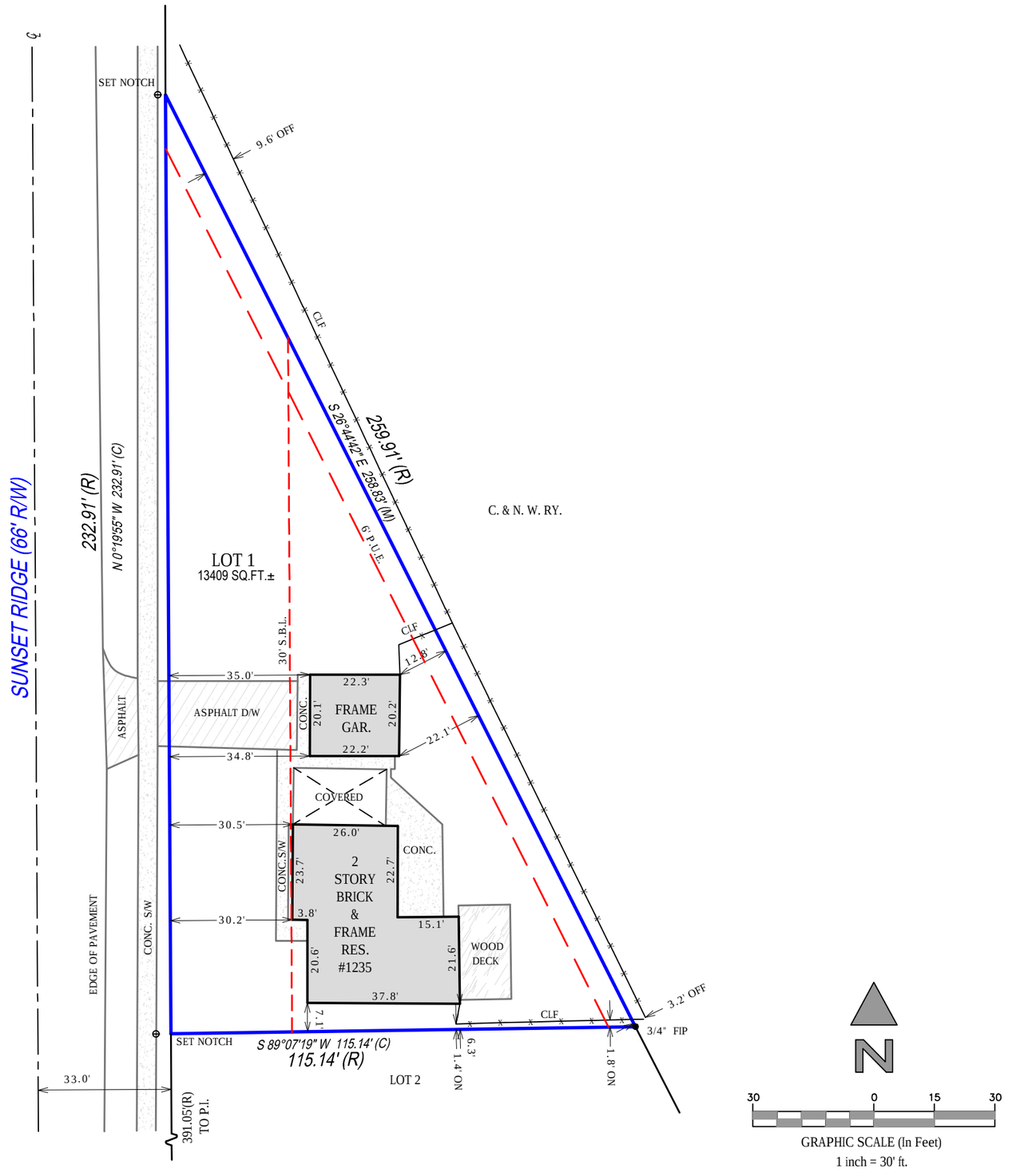
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
[redacted]

SurveySTARS

24050117
BOUNDARY SURVEY
COOK COUNTY



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
1235 SUNSET RIDGE, NORTHBROOK, ILLINOIS 60062

SURVEY NUMBER: IL2405.0117

CERTIFIED TO:
[redacted] ; CHICAGO TITLE INSURANCE COMPANY

DATE OF SURVEY: 05/05/24

BUYE[redacted]

LENDER:

TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY

COMMITMENT DATE:

CLIENT FILE NO: [redacted]

LEGAL DESCRIPTION:
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FLOOD ZONE INFORMATION:

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Easement
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Iron Fence
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Survey Tie Line
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Control Point
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Fire Hydrant
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Guywire or Anchor
Manhole
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ABBREVIATIONS
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(D) - Deed
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JOB SPECIFIC SURVEYOR NOTES:

EXACTA Land Surveyors, LLC

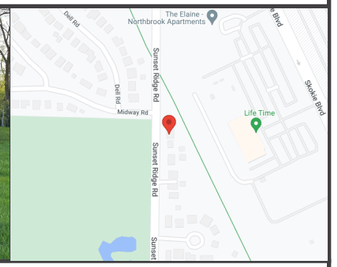
Exacta Land Surveyors, LLC
PLS# 184008059
[redacted]

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

MUSILLAMI & CONNEALY

URBAN REAL ESTATE LAW





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SURVEY NUMBER: IL2405.0117

DATE SIGNED: 05/05/24 | **FIELD WORK DATE:** 5/2/2024

REVISION DATE(S):
(REV.0 5/5/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC

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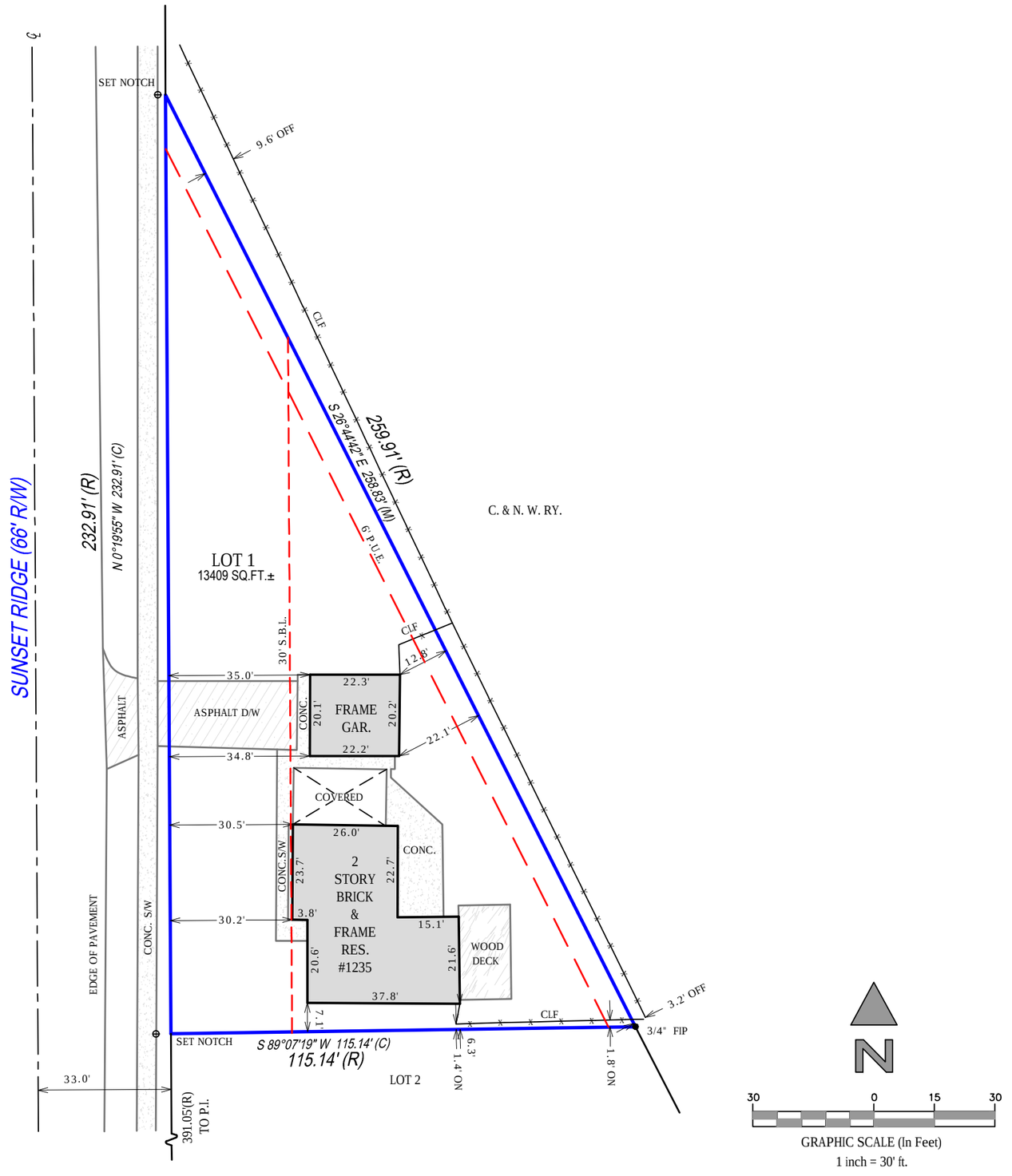
[redacted]

SurveySTARS

24050117
BOUNDARY SURVEY
COOK COUNTY



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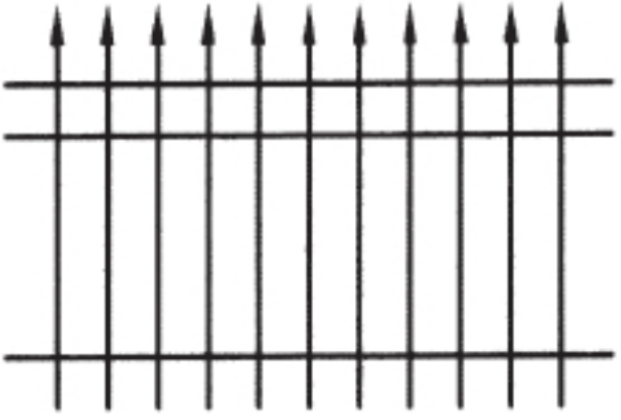
PLS# 184008059
[redacted]

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

Available Styles



EFS-10

RESOLUTION NO. ZBA26-06
VILLAGE OF NORTHBROOK
ZONING BOARD OF APPEALS
DOCKET NO. ZBA26-0007 – 1235 SUNSET RIDGE ROAD

WHEREAS, Ryan Wiley and Dorothy Lasauskas own the property commonly known as **1235 Sunset Ridge Road** (PIN. 04-12-300-018-0000) and hereafter referred to as the "Subject Property"; and

WHEREAS, Ryan Wiley and Dorothy Lasauskas, are the applicants (the "Applicants") seeking approval of a variance requested for the Subject Property; and

WHEREAS, DOCKET NO. **ZBA26-0007** (the "Application") is a request filed by the Applicants requesting the following variance of the Northbrook Zoning Code:

- **Increase fence height within the front yard setback by two (2) feet to allow a six-foot (6 ft.) fence. (Article 10-108 B. Fence and Wall Standards, Table 10-108-B-2(a))**

WHEREAS, a Public Notice for this Application was duly published on **July 27, 2026**, on the Northbrook Official Government Website and said Public Notice was provided to all of the property owners in the vicinity as required by the Northbrook Zoning Code, and

Whereas a Public Hearing was held by the Northbrook Zoning Board of Appeal during a meeting on **August 24, 2026**, for the purpose of considering this Application matter, with the final decision being rendered at the Zoning Board of Appeal's Regular Meeting on **August 24, 2026**; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. **Zoning Board of Appeals Application, dated 7/17/26;**
2. **Letter of Hardship, 7/20/2026;**
3. **Plat of Survey, dated 5/5/2024;**
4. **Fence Plan (marked Plat of Survey);**
5. **Image of proposed fence style.**

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Northbrook, Cook County, Illinois, that:

Section 1. Upon having reviewed the materials submitted by the applicant(s), a staff memorandum prepared by the Department of Development and Planning Services, and having heard the applicants' sworn testimony, the Zoning Board of Appeals deliberated and reached the following Findings of Fact:

A. The variation [is/is not] in harmony with the general purpose and intent of the regulation and the Zoning Code.
B. There [is/is not] an unusual hardship in meeting the requirements of this Code that is not the result of any action of the property owners, due to:
    1. [Required]
C. The plight of the applicants [is/is not] due to such unique circumstances that the proposed variation will not serve as a special privilege but will alleviate some condition(s) not shared by other property in the same locality and district.
    1. The irregular shape of the lot impacts the functional use of outdoor space.
D. The proposed variation [will/will not] alter the essential character of the locality.

DRAFT

1. There are large bushes along Sunset Ridge where the fence is proposed that screen off the area.

E. The proposed variation [will/will not] impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the danger of fire or crime, diminish the value of nearby property, nor impair the public health, safety, comfort, convenience, or general welfare.

Section 2. The Northbrook Zoning Board of Appeals does hereby find that the variation requested under Docket No. ZBA26-0007 [**does/does not satisfy**] the criteria for authorizing a variance as set forth in Article 2-114 of the Northbrook Zoning Code.

Section 3. In accordance with Article 2-114 E.2. of the Northbrook Zoning Code "Limitations on Variances", **the variances shall be valid for a period of one year after the date of its approval**, unless a building permit is issued and construction has actually begun within that period and is thereafter diligently pursued to completion or unless a Certificate of Occupancy is issued and a use is commenced within that period.

The Northbrook Zoning Board of Appeals does hereby order [**Approval/Denial**] of the variance requested under Docket No. **ZBA26-0007**, (subject to the following condition(s)):

1. The construction will be in substantial compliance with the materials and design as indicated in the plans reviewed by the Zoning Board of Appeals on 8/24/2026.

Voted on This Day, the **24th day of August 2026**

AYES:	(0)	
NAYS:	(0)	[PENDING VOTE]
ABSTAIN:	(0)	
ABSENT:	(0)	

ATTEST:

DRAFT