

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular meeting of the Zoning Board of Appeals of the City of Highland Park is scheduled to be held at the hour of 7:30 P.M. on Thursday, November 6, 2025, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City’s ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

The City encourages individuals to sign-up for its eNews for important information from the City and its government partners. The City updates its web site daily and also posts on social media daily. To sign-up for the eNews, visit www.cityhpil.com.

At the meeting, it is anticipated that there will be a discussion of the following items:

**CITY OF HIGHLAND PARK
ZONING BOARD OF APPEALS**

Public Hearing
Thursday, 11/06/2025 - 7:30 P.M.
Council Chambers
City Hall, 1707 St Johns Avenue, Highland Park, Illinois

AGENDA

- 1) **Call to Order**
- 2) **Approval of Minutes:**
 - a) 10/16/2025 Zoning Board of Appeals Draft Minutes
- 3) **Business from the Public**
- 4) **Old Business**
- 5) **New Business**
 - a) **#VAR-2025-00056**
Property: 2789 Oak St
Zoning District: R4 & R5

Appellant: Megan Coyle	Address: 606 W Aldine Ave #3W, Chicago IL 60657
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The petitioner Megan Coyle of Roll Studio LLC at 606 W Aldine Ave #3W, Chicago IL 60657 on behalf of the owners Rachel and David Chaimovitz, of 2789 Oak St, Highland Park, IL 60035, requests by authority of Section 173.030, of the Highland Park Code, variation of provision of Section 173.010(C), to exceed the maximum allowable four feet fence height requirement within a required front yard.

- 6) **Staff Report**
 - a) 2026 Meeting Resolution
- 7) **Miscellaneous**
- 8) **Adjournment**

1 **MINUTES OF A REGULAR MEETING**
2 **ZONING BOARD OF APPEALS COMMISSION**
3 **OF THE CITY OF HIGHLAND PARK, ILLINOIS**
4

5
6 **MEETING DATE:** Thursday, October 16, 2025
7

8 **MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL
9

10 **CALL TO ORDER**

11 At 7:30 p.m., Chairperson Bay called the meeting to order. This Commission meeting takes place on-site.
12 Staff was asked to call the roll.
13

14 **ROLL CALL**

15 Commissioners Present: Chairperson Bay; Commissioners Aronoff, Chase, Treshansky, Weisberg, Yablon, &
16 Zaransky
17

18 Councilmember Present: Center
19

20 Student Council Absent: Duenow
21

22 Staff declared that a quorum was present.
23

24 Guests Present: Cal Bernstein, Attorney/Samuels & Bernstein
25 Michael Hershenson, Principal Architect/Michael Hershenson Architects
26 Andrew Venamore, CEO/H.G.B.
27 Deborah Goldberg, Petitioner (via telephone)
28

29 Staff Present: Hoffmann
30

31 Others Present: Gale Cerabona, Recorder
32

33 Chairperson Bay introduced Jeffrey Aronoff, new ZBA Commissioner, who shared he has lived in Highland
34 Park for 25 years.
35

36 **APPROVAL OF MINUTES**

37 *Regular Meeting of the Zoning Board of Appeals – August 21, 2025*
38

39 Commissioner Yablon moved to approve the August 21, 2025, regular meeting minutes as drafted.
40 Commissioner Zaransky seconded the motion.
41

42 On a roll call vote

43 Voting Yea Chairperson Bay; Commissioners Aronoff, Chase, Treshansky, Weisberg, Yablon, &
44 Zaransky

45 Voting Nay: None
46

47 Chairperson Bay declared that the motion passed unanimously.
48

1 Councilperson Center arrived at 7:32 p.m.

2
3 **BUSINESS FROM THE PUBLIC**

4 There was no Business from the Public.

5
6 **OLD BUSINESS**

7 1. #VAR-2025-00047

8 Property: 175 Prospect Avenue

9 Zoning District: R4/LFOZ

10 Appellant: 175 Prospect, LLC

11 Address: 1319 Stratford, Deerfield, IL 60015

12
13 The petitioner and owner, 175 Prospect, LLC of 1319 Stratford, Deerfield, IL 60015 for the property 175
14 Prospect Avenue, Highland Park, IL 60035, requests by authority of Section 150.1204(A)(1) of the Highland
15 Park Zoning Code, a variation of provision Section 150.711 to construct a new primary structure that will
16 encroach into the Established Building Setback/EBS.

17
18 Planner Hoffmann reviewed the proposal (continued from the June, 2025, ZBA meeting):

- 19 • Project Background
 - 20 ○ R4 zoning district
 - 21 ○ meeting was re-noticed
- 22 • Site Location
- 23 • Aerial View
 - 24 ○ Steep Slope Zone/SSZ
- 25 • Plat of Survey
 - 26 ○ demolishing existing building and building a new home
- 27 • Property Photos
- 28 • Proposed Work
 - 29 ○ proposed and required setbacks were identified
- 30 • Established Building Setback/ESB – 68.5’
- 31 • Typography was illustrated
- 32 • Elevations were displayed
- 33 • Historic Preservation Commission/HPC
 - 34 ○ demolition delay expires on February 14, 2026
- 35 • Other Comments
 - 36 ○ tree preservation will be addressed during permitting
 - 37 ○ two letters of support in packet
 - 38 ○ one letter from neighbor who is present this evening
- 39 • Review

40
41 Some ZBA questions for Staff are....

- 42 • Chairperson Bay asked, and Planner Hoffmann said more details have now been provided.
- 43 • Commissioner Weisberg said this house will be demolished. Planner Hoffmann said yes, on February
44 14, 2026.
- 45 • Commissioner Yablon asked, regarding the letters of support, how far away those houses are from
46 the Petitioner’s. Planner Hoffmann will review same.

1 Mr. Cal Bernstein, Attorney with Samuels & Bernstein, who was previously sworn, said the neighbors who
2 wrote support letters live approximately one block away from Petitioner. He explained the owners recently
3 purchased the house and will demolish it after the expiration of the delay. Mr. Bernstein advised the sale
4 occurred. Members of this LLC were born and raised in Highland Park and are returning home. He noted this
5 is a corner lot and explained the established front-yard setback history. Both of the lots at 175 Prospect and
6 203 Prospect are much shorter. This is affected by the ravine, in part, and is driving this request. The lot
7 slants and is pie-shaped. Currently, there is heavy vegetation in the parkway. The house doesn't have a
8 functioning backyard. The new home will be closer to the street and offer a true backyard. The owner of 203
9 Prospect would not be affected. Currently an \$11,000 square-foot house could be built. The new home will
10 be 6,800 square feet.

11
12 Some ZBA comments are.....

- 13 • Chairperson Bay recalled this request was suggested to be less of an ask.
- 14 • Commissioner Treshansky asked if adjacent neighbors were spoken to. Mr. Bernstein said yes. That
15 is the neighbor who stated he wouldn't be affected.

16
17 Mr. Michael Hershenson, Principal Architect with Michael Hershenson Architects and who was previously
18 sworn, advised if the house is pushed back, one couldn't back out of the garage and would be in the setback
19 of the ravine. With the new house, the bulk of the house would be 5' further back. They tried to move the
20 house back. This is a traditional home with some transitional elements; fits in with the neighborhood; won't
21 affect anyone.

22
23 Chairperson Bay asked if anyone in the audience wishes to speak on this matter. There was no one.

24
25 More ZBA comments are.....

- 26 • Chairperson Bay asked what percentage would be set back. Mr. Hershenson replied 60%.
- 27 • Commissioner Yablon said on the west side, room is needed not to be in the SSZ. She asked why not
28 flip the house. Mr. Hershenson commented the garages would be facing Lake Avenue. Planner
29 Hoffmann noted there is a restriction on garage doors; however, they could face a street. Mr.
30 Hershenson believes they would receive pushback from neighbors.

31
32 Mr. Bernstein said the trend is not to have garage doors face the street. He shared the new home is
33 two stories and would comply with the height. The existing home is three stories. This would
34 mitigate bulk in the front yard.

35
36 Regarding standards, the owner will not sell the home and cannot get a reasonable return without
37 obtaining a variance. An 11,000 square-foot house could be built which wouldn't be in keeping with
38 the neighborhood. This will also have a functioning backyard. If the house was made smaller, there
39 wouldn't be a material difference, as a functioning backyard is needed. The house lines up with the
40 homes to the west. This is a two-lot block. The site context is creating the hardship. There are large
41 lots on this block. The variance will preserve the block, existing streetscape. Houses to the east are
42 10,000 square feet. The lots are vastly different.

- 43
44 • Commissioner Weisberg said some public members were against this. Mr. Bernstein concurred, and
45 said one neighbor is present tonight.
- 46 • Commissioner Chase asked, based on the site plan, if there is a swimming pool in the back with a
47 deck. Mr. Hershenson said there is a standard 20x40 pool with a patio. He noted, when exiting the

1 house on the first floor, it is 4' above grade. Mr. Hershenson reiterated the setback prohibits pulling
2 out of the garage; doesn't have anything to do with the patio.

3
4 Mr. Bernstein concluded this is a difficult lot. They only need one variance regarding the EBS.

5
6 Chairperson Bay asked if anyone in the audience wishes to speak on this matter. The following was sworn in:

- 7
- 8 • Lauren Wood said she lives across the street, and expressed the ZBA should support the Strategic
9 Plan. Variances undermine the character of the neighborhood. She, too, lives in a Howard Van
10 Doren Shaw home and had to revise her plan several times before being granted a variance. A 25'
11 variance is large. Neighbors weren't in favor before or now. Ms. Wood explained setbacks on the
12 block. She stated they are very interested in preserving the block. The current garage faces Lake
13 Avenue, and there is no issue now. A four-car garage is excessive. Ms. Wood believes things could
14 be shifted.

15 Chairperson Bay asked, and Ms. Wood replied other neighbors could not attend this evening. He
16 asked what her major objection is. Ms. Wood stated the setback, as there is no privacy now. The
17 current house is an eyesore. New neighbors should be respectful and fit in with the community; too
18 encroaching on their yard.

19
20 Final ZBA comments are.....

- 21 • Commissioner Yablon asked about the four-car garage and space needed to back out. Mr.
22 Hershenson said the owner wants a four-car garage. The back-up space is 24' which is typical. The
23 current garage faces the ravine rather than Lake Avenue. A three-car garage could tweak things (to
24 the west and back).
- 25 • Chairperson Bay asked how many feet that would be. Mr. Hershenson said approximately 4' back.
26 Planner Hoffmann said the house at 203 Prospect is 55' from the front property line.
- 27 • Commissioner Treshansky believes all of the standards have been met. Is the ask too big? He is
28 inclined to support it and understands the neighbor's concern.
- 29 • Commissioner Weisberg said he would support this, as the standards have been met.
- 30 • Commissioner Chase is not certain that standard #1 has been met. It's a big ask and setback. It's a
31 large building with a large garage.
- 32 • Commissioner Zaransky supports this. The ESB is a silly arbitrary number, as houses are 30' setback
33 from the street. It won't impact the neighborhood.
- 34 • Commissioner Aronoff believes the standards have been met; will not cause a negative impact.
- 35 • Commissioner Yablon appreciates the detail, plans, and return to the ZBA. She has a hard time with
36 standard #1 being met.
- 37 • Chairperson Bay noted, since opposing neighbors aren't in attendance, he is more in favor and
38 supports this.

39
40 Commissioner Zaransky moved to approve the variation as presented. Commissioner Treshansky seconded
41 the motion.

42
43 On a roll call vote

44 Voting Yea Chairperson Bay; Commissioners Aronoff, Treshansky, Weisberg, & Zaransky

45 Voting Nay: Commissioners Chase & Yablon

46
47 Chairperson Bay declared that the motion passed 5-2.

1
2 **NEW BUSINESS**

3 1. #VAR-2025-00055

4 Property: 71 Indian Tree Drive

5 Zoning District: R5

6 Appellant: Deborah Goldberg

7 Address: 71 Indian Tree Drive, Highland Park, IL 60035

8
9 The petitioner, Andrew Venamore of H.G.B. at 602 Academy Drive, Northbrook, IL, on behalf of the owner,
10 Deborah Goldberg of 71 Indian Tree Drive, Highland Park, IL 60035, request by authority of Section
11 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703 to construct a
12 new garage that will encroach into the required side-yard setback.

13
14 Planner Hoffmann reviewed the proposal:

- 15 • Project Background
 - 16 ○ R4 zoning district
 - 17 ○ built in 1949
- 18 • Site Location
 - 19 ○ corner lot
- 20 • Aerial View
- 21 • Plat of Survey
- 22 • Property Photos
- 23 • Proposed Work
 - 24 ○ relief is for 1' into the setback for the garage
- 25 • Other Comments
 - 26 ○ tree preservation will be addressed during permitting
- 27 • Review

28
29 Planner Hoffmann advised the homeowner is in attendance via telephone.

30
31 Chairperson Bay swore in Mr. Andrew Venamore, CEO with H.G.B., who advised they are building a
32 detached garage on the rear of the property. The current attached one-car garage is tight. If the garage was
33 relocated, two trees would be lost, etc. This allows the least impact on neighbors.

34
35 Chairperson Bay asked:

- 36 • if there is a little bit of space between the house and garage. Mr. Venamore said yes, there is 3'. He
37 stated a fence might be placed. Planner Hoffmann said if this was reduced to 2', a different variation
38 would be needed.
- 39 • if the neighbors had comments. Mr. Venamore said the owner hasn't received any. Ms. Goldberg,
40 the homeowner via phone, was sworn in, and advised the neighbors are pleased.

41
42 Chairperson Bay asked if anyone in the audience wishes to speak on this matter. There was no one.

43
44 Some ZBA comments are.....

- 45 • Commissioner Aronoff is in favor.
- 46 • Commissioner Chase said the standards have been met. She is in favor.
- 47 • Commissioner Zaransky thanked the Petitioner for a great presentation. He is in favor.

- 1 • Commissioner Weisberg is in favor.
- 2 • Commissioner Treshansky is in favor.
- 3 • Commissioner Yablon believes the standards have been met. She is in favor.
- 4 • Chairperson Bay concurred.

5
6 Commissioner Chase moved to accept the draft order as presented. Commissioner Weisberg seconded the
7 motion.

8
9 On a roll call vote

10 Voting Yea Chairperson Bay; Commissioners Aronoff, Chase, Treshansky, Weisberg, Yablon, &
11 Zaransky

12 Voting Nay: None

13
14 Chairperson Bay declared that the motion passed unanimously.

15
16 **STAFF REPORT**

17 **1. 2026 Meeting Resolution**

18 Planner Hoffmann asked for comments. Commissioner Chase said April 2 is the second night of Passover.
19 Chairperson Bay concurred. Planner Hoffmann will review an alternate meeting date for April.

20
21 **2. 2026 ZBA Work Plan**

22 Planner Hoffmann said this is informational for the budget and ZBA operations.

23
24 **MISCELLANEOUS**

25 There are no Miscellaneous items.

26
27 **ADJOURNMENT**

28 Commissioner Zaransky moved to adjourn the meeting at 8:44 p.m. Commissioner Yablon seconded the
29 motion.

30
31 On a voice vote

32 Voting Yea Chairperson Bay; Commissioners Aronoff, Chase, Treshansky, Weisberg, Yablon, &
33 Zaransky

34 Voting Nay: None

35
36 Chairperson Bay declared that the motion passed unanimously.

37
38 Respectfully Submitted,

39
40
41 Gale Cerabona
42 Recorder

43
44 **MINUTES OF AUGUST 21, 2025, WERE APPROVED WITHOUT CORRECTIONS.**

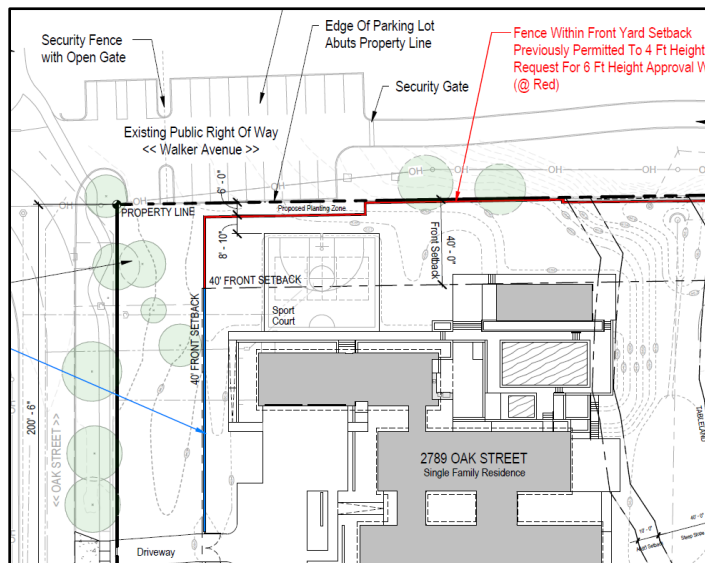
Date: November 6, 2025
 To: Chair Jami Bay & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & Staff Liaison
 Subject: 2789 Oak St, Application Summary

APPLICATION SUMMARY:

The petitioner Megan Coyle of Roll Studio LLC at 606 W Aldine Ave #3W, Chicago IL 60657 on behalf of the owners Rachel and David Chaimovitz, (**the “Applicant”**) of 2789 Oak St, Highland Park, IL 60035, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 173.030 of the Highland Park Zoning Code, variation of provision Section 173.010(C) to exceed the maximum allowable 4 feet fence height. The subject property is located within the R4 & R5 zoning district and is currently under construction.

The Applicant seeks relief from Section 173.010(C) by authority of Section 173.030:

- (i) To exceed the maximum allowable fence height of 4 feet while within the required front yard by 2 feet for a total of 6 feet;



The applicant is proposing a fence going around the property at a height of 6 feet. The fence is compliant along the southern and western (Oak St) sections as the fence is located 40 feet back from Oak St, however, the fence continues into the northern front yard requirement adjacent to the Walker Ave Parking lot. Being a zoning required front yard adjacent city right of way a fence is only allowed to be at a height of 4 feet.

In the event the variation is approved, the Applicant is required to get a building permit before construction. This is a request for Chapter 173 Fence

Code Standards of Approval.

NEIGHBOR & CITY COMMENTS:

- One neighborhood comment was received and is attached below.

ATTACHMENTS:

- Location Map & Copy of Legal Notice
- Applicant’s Packet
- Draft Approval Order¹

¹ All Approval Orders are to be considered drafts and are not a recommendation by City Staff. The Board may approve, approve with conditions, deny, or continue an application.



Legend

Zoning and Development

Zoning

- R4: Low to Moderate Density
- R5: Moderate Density

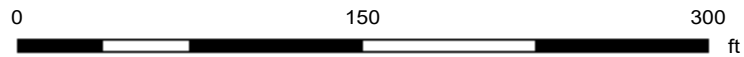
myGIS Layers

Spot Elevation Points



Community Sourced 1' Contours

- Index Contour
- Index Depression
- Intermediate Contour
- Intermediate Depression



Print Date: 11/3/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**PUBLIC NOTICE
ZONING BOARD OF APPEALS
CITY OF HIGHLAND PARK, ILLINOIS**

Notice is hereby given that a Public Hearing will be held at City Hall, 1707 St Johns Avenue, in the City of Highland Park, Lake County, Illinois, on Thursday, November 6, 2025, at 7:30 P.M. Said Public Hearing will be conducted by the Zoning Board of Appeals for variation of provisions of the Zoning Ordinance of 1997, being Chapter 150 of the Highland Park Code, as amended.

VAR-2025-00056

Petitioner: Megan Coyle
Zoning District: R4 & R5
Subject Property: 2789 Oak Street
Highland Park, Illinois 60035

The petitioner Megan Coyle of Roll Studio LLC at 606 W Aldine Ave #3W, Chicago IL 60657 on behalf of the owners Rachel and David Chaimovitz, 2789 Oak St, Highland Park, IL 60035, requests by authority of Section 173.030, of the Highland Park Code, variation of provision of Section 173.010(C), to exceed the maximum allowable four feet fence height requirement within a required front yard.

The subject property commonly known as 2789 Oak St, Highland Park, Illinois, is legally described as follows:

LOT 1 IN FARPOINT RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CONGREGATION B'NAI TORAH CONSOLIDATION, IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2019 AS DOCUMENT 7607463, IN LAKE COUNTY ILLINOIS.

PIN: 16-14-401-027-0000

If you have questions about the application, public hearing, or any other questions, you may contact Patrick Hoffmann, Planner II, with the Community Development Department, by email at phoffmann@cityhpil.com or by phone at 847.926.1612.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

Any person who also desires to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance form with the Highland Park City Clerk at the Highland Park City Hall, 1707 St Johns, Highland Park, Illinois, no later than three business days before the date of the hearing. Appearance forms are available at the Finance Department on the first floor of the Highland Park City Hall, 1707 St Johns, Highland Park, Illinois, during regular business hours.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

Zoning Board of Appeals
Jami Bay, Chairman

Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: 2789 Oak Street, Highland Park, IL 60035	
Property's Current Zoning: R4 & R5	Property's Current Use: Single Family Residence
Lot/Tract Area (SF): 94,744 SF	Minimum Lot Area for Applicable Zoning District (SF): 20,000sf R4 / 12,000sf R5
Legal Description (note if attached): Lot 1 Farpoint Resubdivision Parcel #16-14-401-027-0000	
Brief Project Description: <small>Request To Increase Height Of Previously Permit Fence to 6 Feet At North, Corner Front Yard Setback Immediately Adjacent To Parking Lot</small>	

FOR INTERNAL USE ONLY
Case #:
Date Received:
Hearing Date:
Fee Paid:
Third Party Deposit:

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name: Megan Coyle, Roll Studio LLC (Project Architect of Record)	Phone: 503-269-3404
Address (City, State, ZIP): 606 W Aldine Avenue #3W, Chicago, Illinois 60657	Email: meg@roll-studio.com
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property): Rachel & David Chaimovitz	Phone: 502-640-9749
Address (City, State, ZIP): 2789 Oak Street, Highland Park, IL 60035	Email: rhklein17@gmail.com
Attorney or Representative Counsel	
Contact Name: Nick Standiford	Phone: 312-345-5737
Address (City, State, ZIP): 70 W Madison Street, Suite 5400, Chicago, IL 60602	Email: nstandiford@schainbanks.com
Architect/Builder	
Contact Name: Tip Top Builders Inc.	Phone: 708-702-9244
Address (City, State, ZIP): 8255 N Kimball Ave, Skokie, IL 60076	Email: adam@tiptopbuilders.com

PROPERTY OWNER SIGNATURE	
The undersigned acknowledges and agrees that they are familiar with, have read and reviewed, and understand, all laws and regulations applicable to this application and the requested license/permit/authorization, including, without limitation, Chapter 150 of the City Code. The undersigned further agrees that the applicant complies with any and all eligibility requirements for the requested license/permit/authorization, and that the applicant will comply with all applicable laws and regulations with respect to the requested license/permit/authorization.	
 Property Owner	October 1, 2025 Date
 Petitioner (if Other than Property Owner)	October 1, 2025 Date
Sworn to before me this <u>1</u> day of <u>October</u> , 20 <u>25</u> .	Sworn to before me this _____ day of _____, 20_____.
 Notary	 Notary

ROLL STUDIO

Megan Coyle, AIA
Roll Studio LLC
606 W Aldine Avenue 3W
Chicago, Illinois 60657
503.269.3404

October 1, 2025

City of Highland Park - Department of Community Development & Planning
1150 Half Day Road
Highland Park, IL 60035

Re: Zoning Variance Request – 2789 Oak Street, Highland Park, Illinois 60035

Dear Members of the Zoning Board,

On behalf of the property owners at 2789 Oak Street, I respectfully submit this letter in support of our zoning variance application. We are requesting approval to allow the portion of fence located within the north front yard setback along Walker Avenue to be constructed at a six-foot height, consistent with the remainder of the site fencing.

As background, this parcel is zoned R4/R5 and is currently under construction for a new single-family residence (Permit #BSFE-23-05286). During prior consultation with the City's planning staff, it was determined that this lot is considered a corner lot, with front yard setbacks required along both Oak Street and Walker Avenue. While we understand and respect the intent of the City's zoning code, we believe there are unique site conditions that present a genuine hardship if the variance is not granted.

1. Walker Avenue is not an active roadway. The portion adjacent to the subject property is used exclusively as a public parking lot for Open Lands visitors and as a private access route to the City of Highwood's Water Supply & Treatment Facility. Unlike traditional street frontage, it lacks common public right-of-way elements such as sidewalks, planting strips, or landscape buffers that typically transition a roadway from a private yard. As a result, the property directly abuts parking lot and utility access functions, creating conditions not contemplated by a typical corner lot designation.
2. The existing parking lot extends directly to the property line. Without adequate screening, the family's private yard is fully exposed to both parked cars and daily public activity. A four-foot fence in this location would not provide meaningful separation or privacy and would fail to address the unusual adjacency.
3. Safety and security for a young family. The property owners have small children, and a six-foot opaque fence along the frontage is critical to ensuring their safety, privacy, and ability to enjoy their yard. Without this relief, the family would face daily hardship, unable to achieve the basic expectation of security that other single-family residences in Highland Park enjoy.

We note that the approved fence plan already adheres to City standards in all other locations. The only portion requiring relief is within the north front hard setback adjacent to Walker Avenue and the public parking lot. This request is narrowly tailored, respects the character of the neighborhood, and will not have negatively impact on surrounding properties or the public realm. On the contrary, granting this variance would establish an appropriate and sensitive buffer between private residential use and public parking/utilities.

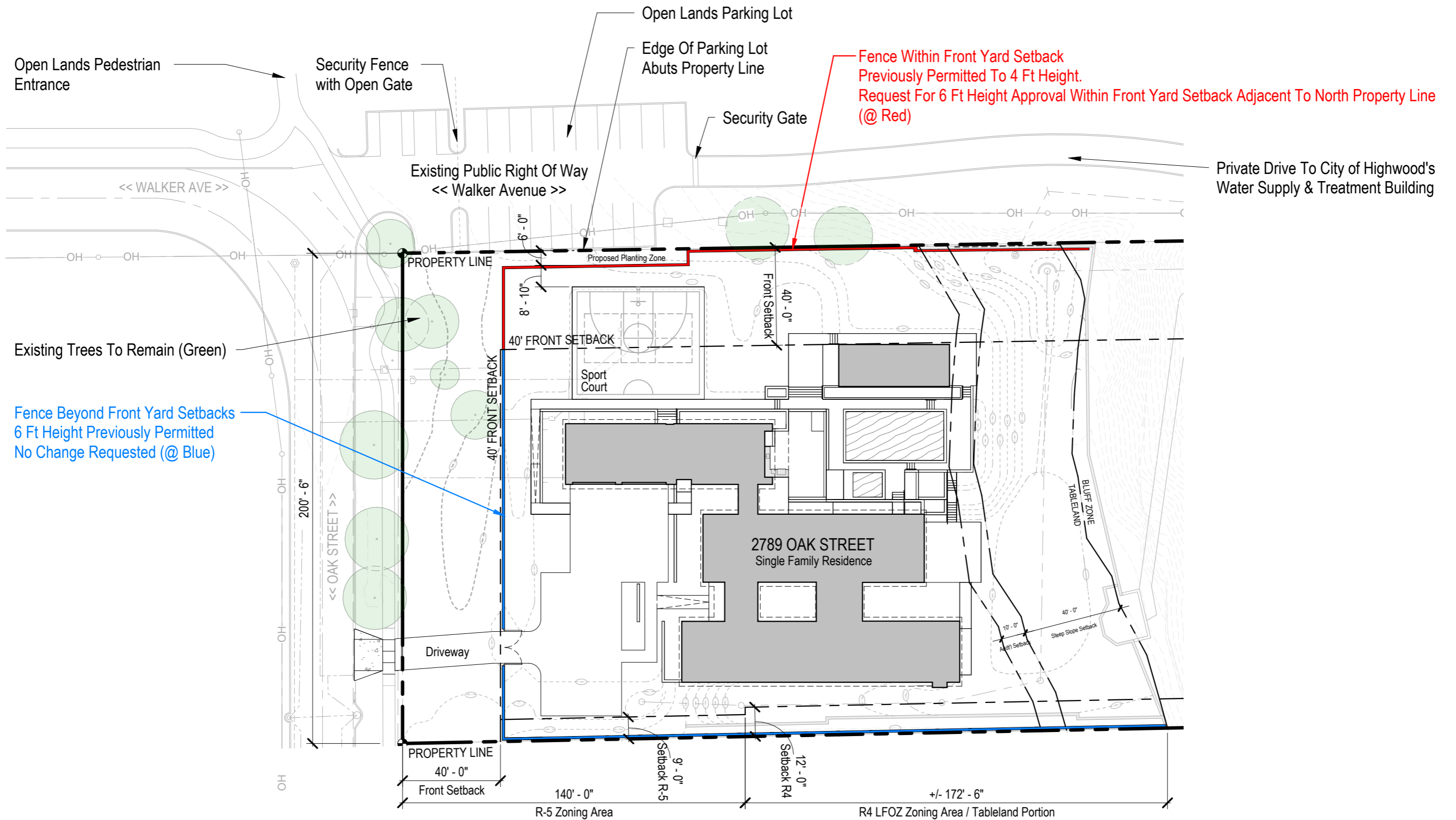
For these reasons, we respectfully request your approval of this variance. We are confident it represents a fair and reasonable solution given the unique site conditions, and it will enable the property owners to complete their home in a safe, family-friendly, and contextually appropriate manner.

Thank you for your time and thoughtful consideration. We greatly appreciate the City's partnership and guidance throughout this process.

Respectfully submitted,



Megan Coyle, AIA
On Behalf of the Owners, 2789 Oak Street



ROLL STUDIO

Roll Studio LLC
606 W Aldine Avenue #3W
Chicago, Illinois 60657

503.269.3404
roll-studio.com

Sheet Title: SITE PLAN

Issue: Zoning Variance Application: Fence Height In North Front Yard Setback
4 Foot Height Allowable By Zoning Code & Previously Permitted (Permit #BSFE-23-05286)
6 Foot Height Requested.

Scale: 1" = 40'-0"

OAK STREET RESIDENCE

2789 Oak Street
Highland Park, IL 60035

October 1, 2025

SKA-1.01
Page 15 of 31

Drive Entrance To
Parking Lot & Access
Drive

Open Lands Pedestrian
Trail Entrance

Public Sidewalks

Public Roadway



Temporary Construction
Fencing

Tree Protection Around
Existing Street & Site
Trees

Temporary Construction
Curb Cut; To Be
Removed & Repaired As
Part of Construction
Completion

ROLL STUDIO

Roll Studio LLC
606 W Aldine Avenue #3W
Chicago, Illinois 60657

503.269.3404
roll-studio.com

Sheet Title: View From Walker Avenue Looking Toward Public Parking Lot

Issue: Zoning Variance Application: Fence Height In North Front Yard Setback
4 Foot Height Allowable By Zoning Code & Previously Permitted (Permit #BSFE-23-05286)
6 Foot Height Requested.

Scale: n/a

OAK STREET RESIDENCE

2789 Oak Street
Highland Park, IL 60035

October 1, 2025

SKA-1.02
Page 16 of 31

Restricted Access Gate & Signs; Access Path To City of Highwood's Water Supply & Treatment Facility

Fort Sheridan Forest Preserve / Open Lands Parking Lot

Fence w/ Gate To Larger Parking Lot.

Public Parking Lot Handicap Parking Area



Previous Trash Access Path To Previous School Trash Area

ROLL STUDIO

Roll Studio LLC
606 W Aldine Avenue #3W
Chicago, Illinois 60657

503.269.3404
roll-studio.com

Sheet Title: View Of Adjacent Public Parking Lot Area

Issue: Zoning Variance Application: Fence Height In North Front Yard Setback
4 Foot Height Allowable By Zoning Code & Previously Permitted (Permit #BSFE-23-05286)
6 Foot Height Requested.

Scale: n/a

OAK STREET RESIDENCE

2789 Oak Street
Highland Park, IL 60035

October 1, 2025

SKA-1.03
Page 17 of 31

Single Family Residence
In Construction



Adjacent Public Parking
Asphalt Surface Lot

Property Line (Dashed)

6 Foot Tall Temporary Construction Fence
Running Along Property Line.

Proposed Fence Location Is Setback
From Parking Lot By +/- 6 Feet.

Example Proximity of Parked Cars.
At A Fence Height of 4 Feet, Visitors Can Sit In Cars & Observe
Children Playing In Yard. 6 Foot Height Would Obstruct A Portion
of Their View Into The Yard.

ROLL STUDIO

Roll Studio LLC
606 W Aldine Avenue #3W
Chicago, Illinois 60657

503.269.3404
roll-studio.com

Sheet Title: View From Adjacent Public Parking Lot

Issue: Zoning Variance Application: Fence Height In North Front Yard Setback
4 Foot Height Allowable By Zoning Code & Previously Permitted (Permit #BSFE-23-05286)
6 Foot Height Requested.

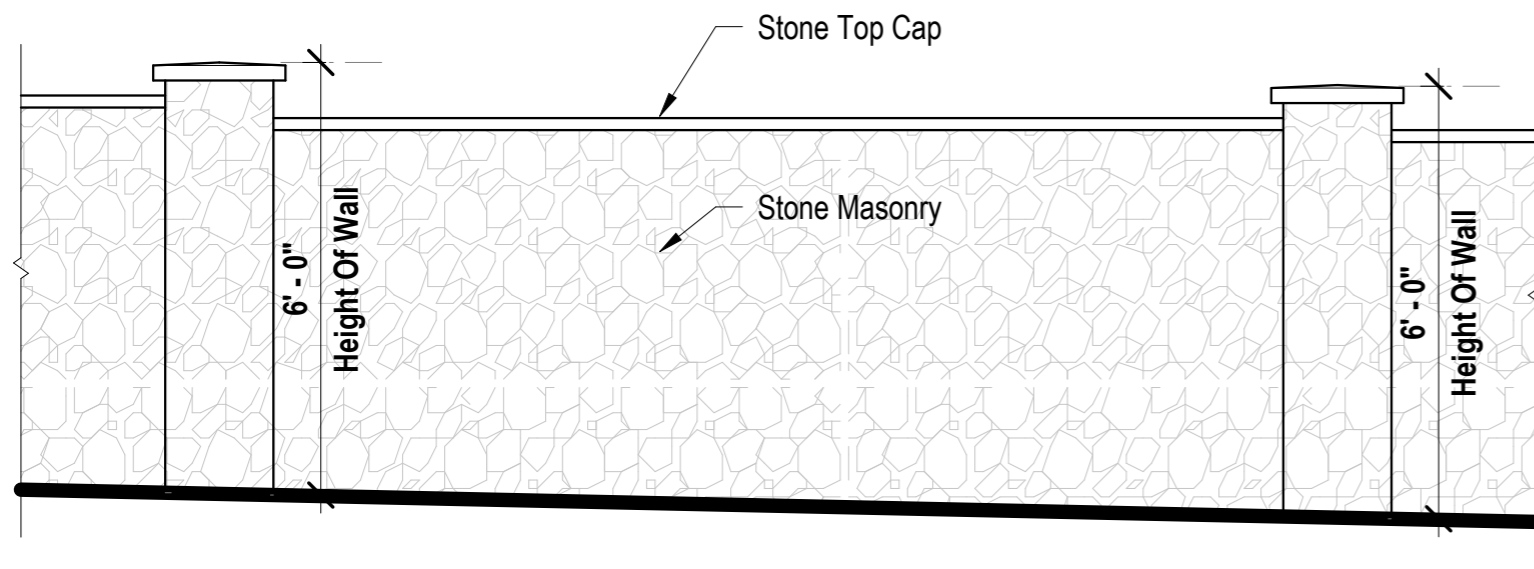
Scale: n/a

OAK STREET RESIDENCE

2789 Oak Street
Highland Park, IL 60035

October 1, 2025

SKA-1.04
Page 18 of 31



① Partial Elevation - Proposed Stone Fence
 3/8" = 1'-0"

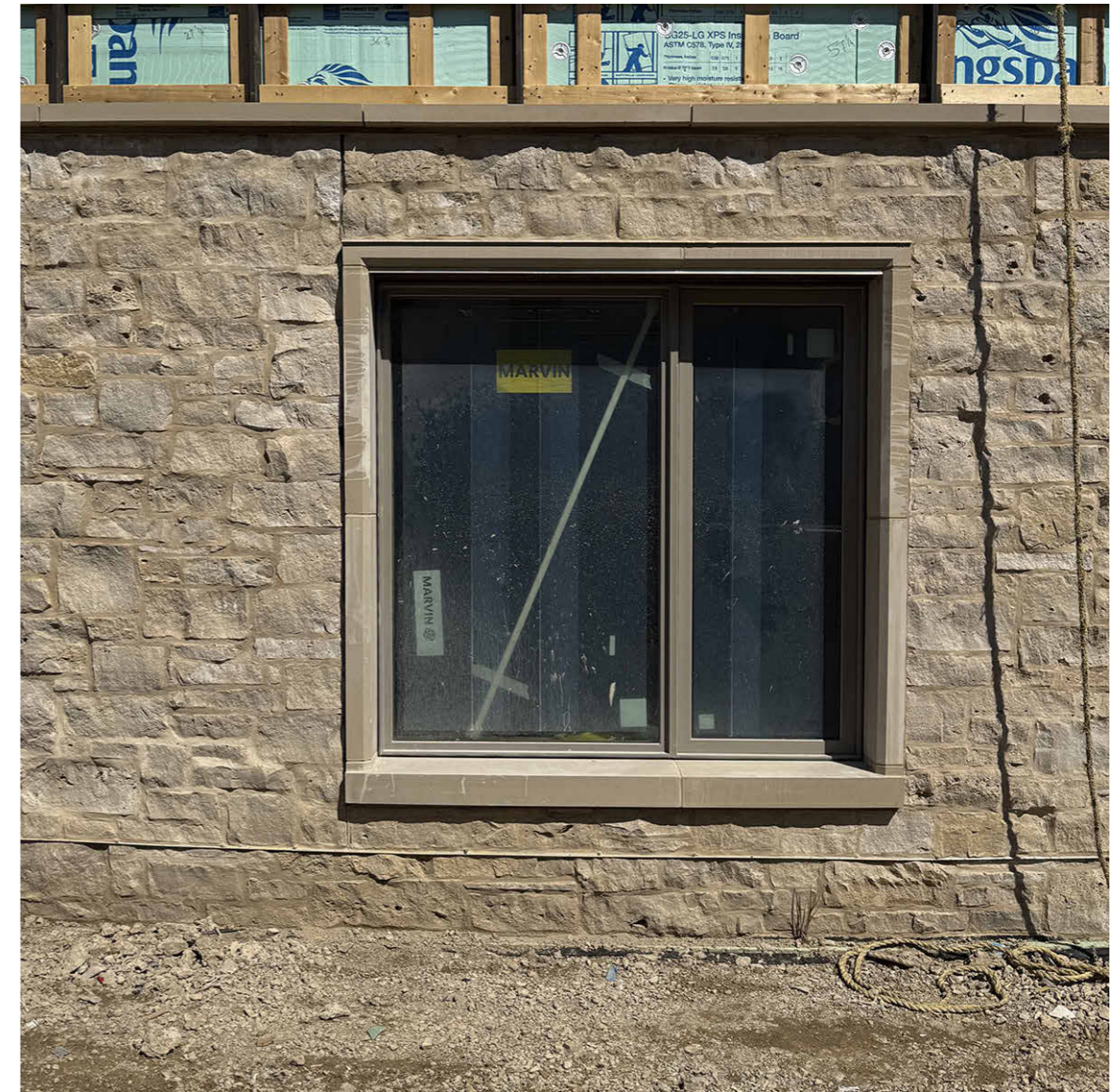


Image of Proposed Stone Specifications - To Match Building

76 Walker Avenue Home
 Building Foundation: 667' Elevation
 5 Ft Higher Than Grade At Fence In NW Corner (662')



2776 Oak Street Home
 Building Foundation: 666' Elevation
 4 Ft Higher Than Grade At Fence In NW Corner (662')

2756 Oak Street Home
 Building Foundation: 668' Elevation
 6 Ft Higher Than Grade At Fence In NW Corner (662')

ROLL STUDIO

Roll Studio LLC
 606 W Aldine Avenue #3W
 Chicago, Illinois 60657

503.269.3404
 roll-studio.com

Sheet Title: Topographic County Map

OAK STREET RESIDENCE

2789 Oak Street
 Highland Park, IL 60035

Issue: Zoning Variance Application:
 Fence Height In North Front Yard Setback
 4 Foot Height Allowable By Zoning Code & Previously Permitted (Permit #BSFE-23-05286)
 6 Foot Height Requested.

Scale: n/a

November 1, 2025

SKA-1.07

The Highland Park Code of 1968

Title XV - Land Usage

Chapter 150 - Zoning Code

Article XXII. - Landscape Planting & Screening

Section 150.2201.-Intent

The Mayor and City Council recognize that the visual and environmental setting of the City has an effect upon the welfare of the citizens of Highland Park and that the promotion and control of landscaping can preserve and enhance the public health, safety and welfare of the City by: conserving natural resources; minimizing noise, air, water, wind, heat and visual pollution; preventing soil erosion; providing shade and pervious surface and other environmental benefits; promoting the pedestrian environment; [improving the appearance of off-street parking and other vehicular use areas](#); [minimizing the impact of dissimilar uses on adjacent or nearby properties](#); [regulating the appearance of property abutting public right-of-ways](#); and [protecting and preserving the appearance, character, and property values of the community](#). The standards set forth in this Article are not intended to inhibit or discourage innovative design proposals that may be beyond the scope of this Article. As the standards provide the minimal framework for landscape proposals, it is anticipated that they will foster and encourage creativity, innovation, and add to the natural beauty of Highland Park.

Section 150.2202. - Scope

The regulations of this Article shall govern the landscape planting and screening requirements for new construction, building expansions, vehicular use areas, perimeter landscape design, areas adjacent to waterways and Planned Unit Development detention and retention facilities, ground-mounted mechanical or utility equipment, refuse containers and ground signs, all in the manner as more specifically set forth in this Article. The regulations of this Article shall be in addition to the provisions of the City Code applicable to the exterior design of building sites and structures, including, without limitation, Article VIII of this Chapter and Chapters 93, 94, 173, and 176 of the City Code.

Section 150.2205. - Approval Required.

(B)New or Expanded Off-Street Parking and Loading Facilities. All new and expanded off-street parking and loading facilities, except those facilities that serve lots improved exclusively with single-family residential structures, shall require approval of a Landscape Planting and Screening Plan in accordance with this Article, which Plan must, at a minimum, comply with the Vehicular Use Area landscaping requirements set forth in Section 150.2220 of this Article.

Section 150.2220 - Vehicular Use Area Landscaping.

Vehicular Use Area landscape planting shall be required in accordance with the requirements set forth in this Section 150.2220.

[\(A\)Vehicular Use Areas Adjacent to a Residential Zoning District.](#) All lots that are improved with a Vehicular Use Area, of which any newly-constructed portion is located within 25 feet of a Residential District, shall be further improved with the following:

- (1) A landscaped open space area abutting the perimeter of that newly-constructed portion of the Vehicular Use Area that is located within 25 feet of a Residential District, which landscaped open space area shall be not less than five feet in depth, exclusive of any vehicle overhang permitted pursuant to Section 150.2220(G) of this Article; and
- (2) Solid fence or wall along those portions of all lot lines of the lot that are located within 25 feet of a Residential District and that abut a lot used for residential purposes, which fence or wall shall be constructed to the maximum height allowed pursuant to the provisions set forth in Chapter 173 of the Code.

Title XVII - Building Regulations

Chapter 173 - Fences And Flagpoles

Section 173.001. - Definitions

(C)A "fence" is hereby defined as a structure forming a barrier at grade between lots, between a lot and a street or an alley, public or private, or between portions of a lot or lots, such structures being independent of any other, and is classified as one of the following types:

- (1)A "solid" type fence is so constructed that less than 60 percent of the superficial area thereof consists of regularly distributed apertures.
- (2)An "open" type fence is so constructed that at least 60 percent of the superficial area thereof consists of regularly distributed apertures.

(D)A "functional front yard" is hereby defined as a front yard (as defined Section 150.202 of the Zoning Code) of the property in which the primary entrance and front façade of the principal structure on the property is located.

Section 173.010. - Maximum Heights For Fences

(D)A solid type or open type fence may be erected to a height not exceeding **eight feet** in any of the following instances:

- (2)Along the lot line of residential property which separates such property from any business or industrial district or from any property being used for a non-conforming use which is permitted in only a business or industrial district.

ROLL STUDIO

Roll Studio LLC
606 W Aldine Avenue #3W
Chicago, Illinois 60657

503.269.3404
roll-studio.com

Sheet Title: Supporting Information

OAK STREET RESIDENCE

2789 Oak Street
Highland Park, IL 60035

Issue: Zoning Variance Application:
Fence Height In North Front Yard Setback
4 Foot Height Allowable By Zoning Code & Previously Permitted (Permit #BSFE-23-05286)
6 Foot Height Requested.

Scale: n/a

November 1, 2025

SKA-1.05

ZBA

Meeting Nov. 6 2025 7:30

VAR-2025-00055

2789 Oak St., HPIL

**THE CITY OF HIGHLAND PARK
PUBLIC HEARING APPEARANCE FORM**

Any person who desires to appear at a City of Highland Park public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the City of Highland Park by the date specified in the public hearing notice. NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME: AJ Chalom

ADDRESS: 2756 Oak St. HP IL

TELEPHONE NUMBER: 

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted).

I live across the street and one door to the south

Their connection to the electric company is on the ROW of my property that is known for erosion

PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

Why do you need a fence higher than 4ft.
What tops the fence

This Street is in a community not an estate while on a busy street, there is a sidewalk btwn your property and it.

CHI1 #205498 v1

What is the setback of the fence from the sidewalk

How tall do you want it?

Will you be landscaping near the fence

**THE CITY OF HIGHLAND PARK
PUBLIC HEARING APPEARANCE FORM**

Any person who desires to appear at a City of Highland Park public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the City of Highland Park by the date specified in the public hearing notice. NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME: Ronald Shtilman

ADDRESS: 2776 Oak St Highland Park IL 60035

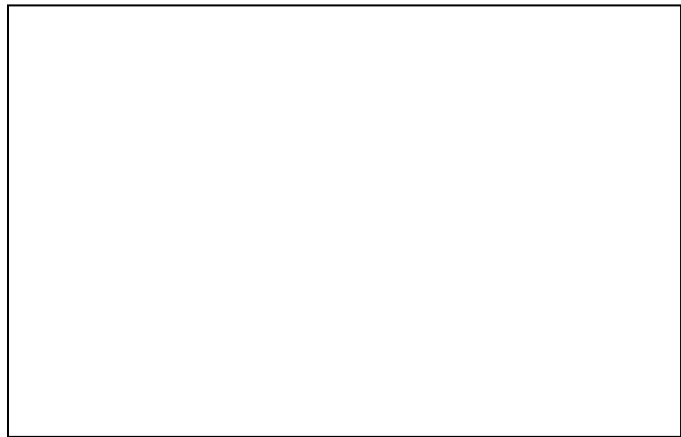
TELEPHONE NUMBER: [REDACTED]

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted).

My property is right across the street from the
subject property

PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

Concerns about the size and type of fence as
this has a direct affect on my views. Concerns
about how a privacy fence changes the character of
the neighborhood.



After recording, please return to:

City of Highland Park
Department of Community Development
Planning Division
1150 Half Day Road
Highland Park, IL 60035

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

BEFORE THE BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

IN THE MATTER OF THE APPEAL OF
RACHEL & DAVID CHAIMOVITZ
FOR VARIATION

APPEAL NO. ZBA VAR-2025-00056

V A R I A N C E A P P R O V A L O R D E R

This order (“**Order**”) concerns the application of Megan Coyle of Roll Studio LLC at 606 W Aldine Ave #3W, Chicago IL 60657 on behalf of the owners Rachel and David Chaimovitz, 2789 Oak St, Highland Park Highland Park, Illinois 60035 (the “**Applicant**”) for the variation described herein for the property described herein. The Zoning Board of Appeals of the City of Highland Park (“**Board**”), being duly advised in the premises, DOES FIND AS FOLLOWS:

1. The Property that is the subject of this Order is commonly known as 2789 Oak St, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order (“**Property**”).
2. The Property is currently improved as a single-family home.
3. The Property is located within the R4 & R5 Zoning District of the City, as established by “The City of Highland Park Zoning Ordinance of 1997,” as amended (“**Zoning Ordinance**”).
4. The Applicants sought the following variation from Section 173.010(C) of the City Code (“**Variation**”), in order to construct a six feet high gate within a required front yard.
 - a. To exceed the maximum allowable fence height of 4 feet while within the required front yard by 2 feet for a total of 6 feet;
5. Notice of the meeting was served upon the adjacent and adjoining property owners or occupants, in accordance with Section 173.030(B)(2) of the City Code, and applicable law.

6. The application was heard by the Board at a public meeting of the Board on November 6, 2025.
7. The Board has jurisdiction pursuant to Section 173.030 of the City Code, to hear and determine the Applicants' request for the Variation.
8. The Applicants entered into the record sufficient evidence of their ownership of the Property.
9. After the conclusion of the public meeting, the Board found that the requested Variation satisfy the standards set forth Section 173.030(C), to the extent required.
10. After the conclusion of the public meeting the Board granted the application for the Variation, by a vote of the majority of the members of the Board.

IT IS, THEREFORE, ORDERED AS FOLLOWS:

A. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section B of this Order, the Applicants' request for the Variation for the Property shall be, and is hereby, approved for the reasons set forth in this Order. The Applicants will be allowed:

- i. To exceed the maximum allowable fence height of 4 feet while within the required front yard by 2 feet for a total of 6 feet;

B. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, or any other rights the Applicants may have, the variation granted in Section A of this Order shall be, and are hereby, expressly subject to and contingent upon the construction, use, and maintenance of the Property in compliance with each and all of the following conditions:

- i. The construction, development, use, operation, and maintenance of the Property shall comply with the Zoning Ordinance and all other applicable City ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Order.

- ii. Except for minor changes and site work approved by the Director of Community Development or the City Engineer (for matters within their respective permitting authorities) in accordance with all applicable City standards, the construction, development, use, operation, and maintenance of the Property shall substantially comply with the following plans:

- a. Site Plan for 2789 Oak St by Roll Studio, dated October 1, 2025, page SKA-1.01,
- b. Proposed Fence Materials Facing Oak Street & Walker Parking Lot for 2789 Oak St by Roll Studio, dated November 1, 2025, page SKA-1.06;

C. The Applicants shall permit a copy of this Order to be recorded against the Property in the office of the Lake County Recorder of Deeds. This Order and the privileges, obligations, and provisions contained herein shall inure solely to the benefit of, and be binding upon, the Applicants and their heirs, personal representatives, successors and assigns.

D. This Order shall be valid for a period not to exceed 12 months from the date hereof, unless, within such period and in accordance with this Order, the Applicant commences either (i) erection or alteration of a building or structure, pursuant to a valid building permit for construction on the Property, or

(ii) the use contemplated by this Order. In the event that the Applicants obtain a building permit in furtherance of the Variation granted pursuant to this Order, the Applicants shall prosecute all work authorized by the building permit to completion without unnecessary delay.

E. Upon the failure or refusal of the Applicants to comply with any or all of the conditions, restrictions, or provisions of this Order, in addition to all other remedies available to the City, the Variation granted pursuant to this Order shall, at the sole discretion of the Board, by order duly adopted, be revoked and become null and void; provided, however, that the Board may not so revoke such Variation unless it shall first provide the Applicants with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board. In the event of revocation, the development and use of the Property shall be governed solely by the applicable regulations of the Zoning Ordinance.

Order approved November 6, 2025

ZONING BOARD OF APPEALS
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

By: _____
Jami Bay, Chairman

5146803_v2

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The subject property commonly known as 2789 Oak St, Highland Park, Illinois, is legally described as follows:

LOT 1 IN FARPOINT RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CONGREGATION B'NAI TORAH CONSOLIDATION, IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2019 AS DOCUMENT 7607463, IN LAKE COUNTY ILLINOIS.

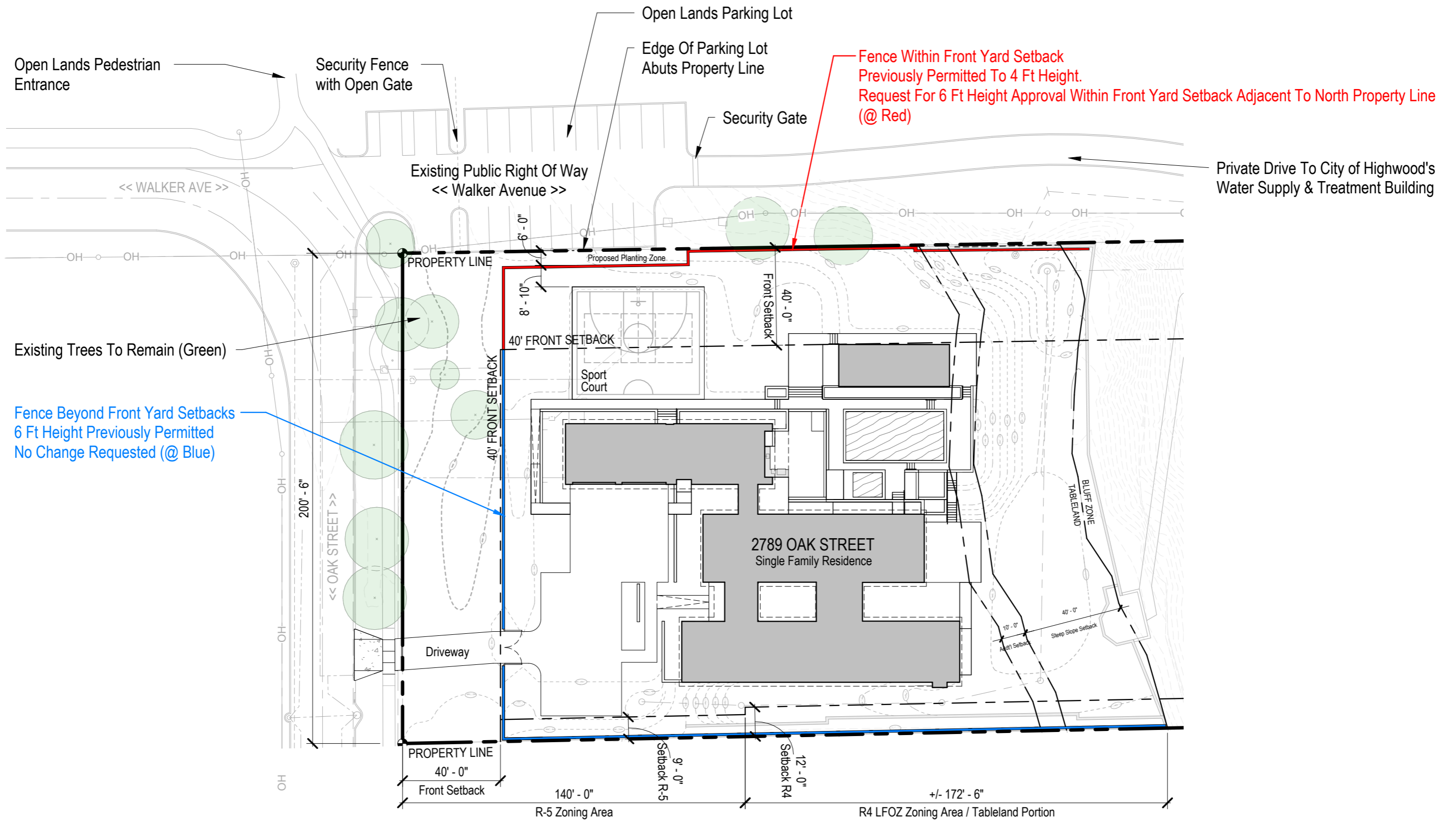
PIN: 16-14-401-027-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT



ROLL STUDIO

Roll Studio LLC
606 W Aldine Avenue #3W
Chicago, Illinois 60657

503.269.3404
roll-studio.com

Sheet Title: SITE PLAN

Issue: Zoning Variance Application: Fence Height In North Front Yard Setback
4 Foot Height Allowable By Zoning Code & Previously Permitted (Permit #BSFE-23-05286)
6 Foot Height Requested.

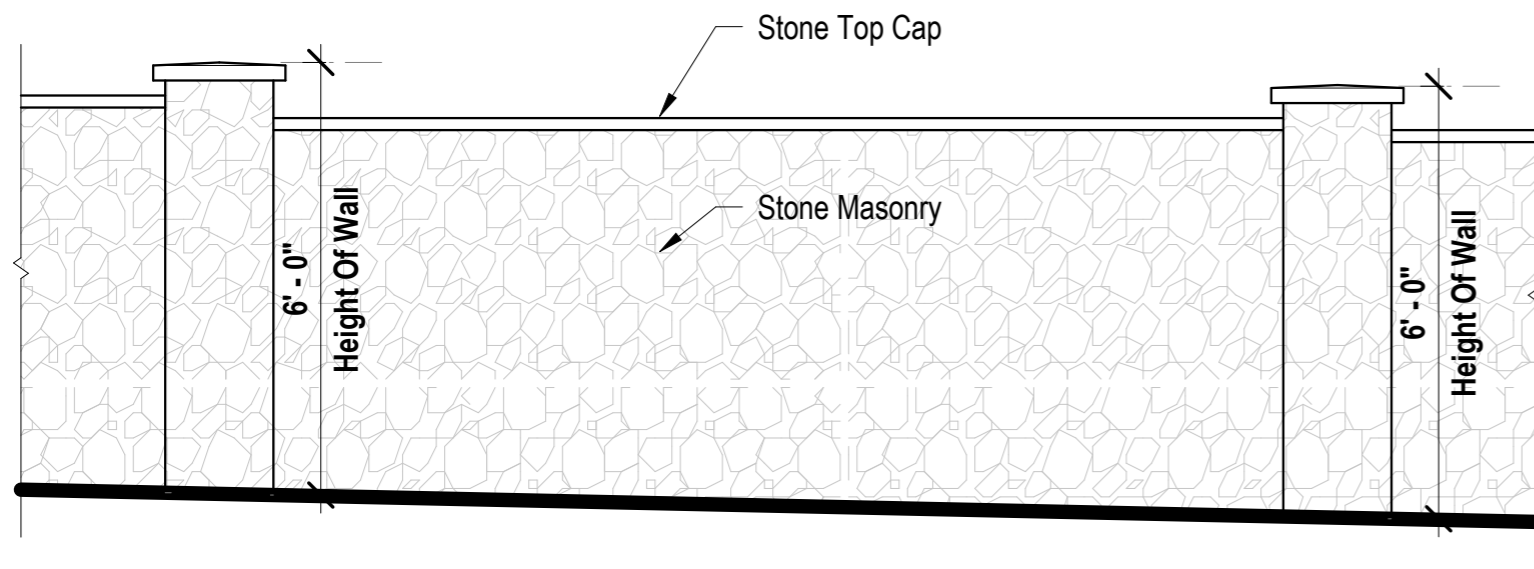
Scale: 1" = 40'-0"

OAK STREET RESIDENCE

2789 Oak Street
Highland Park, IL 60035

October 1, 2025

SKA-1.01
Page 29 of 31



① Partial Elevation - Proposed Stone Fence
3/8" = 1'-0"



Image of Proposed Stone Specifications - To Match Building

**A RESOLUTION SETTING THE SCHEDULE OF REGULAR MEETINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF HIGHLAND PARK**

WHEREAS, Act 120 of Chapter 5, Illinois Compiled Statutes, requires the Zoning Board of Appeals to give public notice of its schedule of regular meetings at the beginning of each calendar or fiscal year;

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, THAT:

SECTION ONE: That the Zoning Board of Appeals of the City of Highland Park, Lake County, Illinois, adopts hereby the public notice of its regular meetings in the following form:

PUBLIC NOTICE

The Zoning Board of Appeals of the City of Highland Park will convene at 7:30 p.m. at 1707 St Johns Ave., Highland Park, Illinois, to conduct its regular meetings during the calendar year 2026 on the following dates:

	January 15
February 5	February 19
March 5	March 19
	April 16
May 7	May 21
June 4	June 18
	July 16
August 6	
September 3	September 17
October 1	October 15
November 5	November 19
	December 17

SECTION TWO: That the Secretary of the Zoning Board of Appeals of the City of Highland Park be and is directed hereby to post a copy of the Public Notice contained in this Resolution in the City Hall Administrative Offices and to supply copies of this Notice as and in the manner provided by law.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Jami Bay, Chair

ATTEST:

Patrick Hoffmann, Secretary