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

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**MEETING DATE:** Thursday, November 6, 2025

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

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**CALL TO ORDER**

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At 7:31 p.m., Chairperson Bay called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

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**ROLL CALL**

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

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Councilmember Present: Center

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Student Council Absent: Duenow

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Staff declared that a quorum was present.

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Guests Present: Megan Coyle, Architect/Roll Studio LLC  
Howard Dardick, CEO/Tip Top Builders

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Staff Present: Hoffmann

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Others Present: Gale Cerabona, Recorder

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**APPROVAL OF MINUTES**

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*Regular Meeting of the Zoning Board of Appeals – October 16, 2025*

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Commissioner Yablon moved to approve the October 16, 2025, regular meeting minutes as drafted. Commissioner Weisberg seconded the motion.

49

On a roll call vote

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51

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

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Voting Nay: None

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Chairperson Bay declared that the motion passed unanimously.

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**BUSINESS FROM THE PUBLIC**

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There was no Business from the Public.

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**OLD BUSINESS**

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There was no Old Business.

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2 **NEW BUSINESS**

3 1. #VAR-2025-00056

4 Property: 2789 Oak Street  
5 Zoning District: R4 & R5

Appellant: Megan Coyle, Founder & Architect, Roll Studio LLC  
Address: 606 W. Aldine Avenue, 3W, Chicago, IL 60657

6  
7 The petitioner, Megan Coyle of Roll Studio LLC, at 606 W. Aldine Avenue, 3W, Chicago, IL 60657, on behalf of  
8 the owners Rachel & David Chaimovitz, of 2789 Oak Street, Highland Park, IL 60035, requests by authority of  
9 Section 173.030 of the Highland Park Zoning Code, a variation of provision of Section 173.010(C), to exceed  
10 the maximum allowable 4' fence-height requirement within a required front yard.

11  
12 Planner Hoffmann reviewed the proposal:

- 13 • Project Background
  - 14 ○ R4 & R5
  - 15 ○ new single-family home
- 16 • Site Location (corner lot along the lake; two frontages)
- 17 • Plat of Survey
- 18 • Property Photos
- 19 • Proposed Work
  - 20 ○ proposing a 6' fence when 4' is allowed per code
- 21 • Fence elevations and materials were shown
- 22 • Other Comments
  - 23 ○ two neighbor comments
- 24 • Review

25  
26 Chairperson Bay asked about if this were not a corner lot. Planner Hoffmann said if this was an interior lot,  
27 the 6' fence would be allowed.

28  
29 Chairperson Bay swore in Megan Coyle, Founder & Architect from Roll Studio LLC, who introduced the team  
30 and explained the need for the variance. She noted Walker Avenue doesn't function as a normal street. It  
31 has a parking lot with a chain-link fence adjacent to and abutting this site. There is a private access drive to  
32 Highwood's water-treatment facility. A landscaping buffer and a wall is not being requested. A 4' fence is  
33 not high enough; would like privacy. Regarding the standards, this is not detrimental, it doesn't endanger  
34 safety or diminish property values. This won't alter the character, is in harmony with the neighborhood, etc.

35  
36 Some ZBA comments are.....

- 37 • Chairperson Bay:
  - 38 ○ asked if this fence is uniform all the way around. Ms. Coyle responded not in height due to
  - 39 topography. The style is stone that faces Oak Street then transitions to wood near the
  - 40 Steep Slope Zone/SSZ
  - 41 ○ asked where the driveway/gate is. Ms. Coyle said an auto gate will be there for vehicle
  - 42 access.
  - 43 ○ said the fence appears to be a wall. Ms. Coyle noted it is opaque/solid, and they believe it
  - 44 meets code.
  - 45 ○ asked Staff how it's measured. Planner Hoffmann said it's measured from where it's
  - 46 installed.

- 1 • Commissioner Yablon asked why a 6' fence is needed rather than landscaping. Ms. Coyle said for  
2 safety and privacy reasons. She noted this family has small children.
- 3 • Commissioner Chase asked if this is a private drive to the north (east of parking lot). Planner  
4 Hoffmann said there is a fence, so people can't access the water-treatment facility. He illustrated  
5 and explained same.

6  
7 Chairperson Bay swore in Howard Dardick, CEO of Tip Top Builders, who said if this is not granted, the fence  
8 would drop down to 4'.  
9

10 More ZBA comments are.....

- 11 • Chairperson Bay:
  - 12 ○ asked if the Petitioner has spoken with the neighbors. Ms. Coyle said she has, and feedback  
13 is the limitation of use. She said her team believes the views would be enhanced; view  
14 should be the same. Open space and trees will be present. The stone fence is being called a  
15 wall. It is a unique circumstance and unusual condition.
  - 16 ○ asked about the first standard. Ms. Coyle said it is compatible with existing structures on the  
17 property rather than a chain-link fence.
  - 18 ○ asked if this is in Highwood or Ft. Sheridan. Planner Hoffmann said this is still Highland Park.
  - 19 ○ asked if notice had to be provided to neighbors in Highwood. Ms. Coyle said yes, in  
20 Highwood and Lake County Forest Preserve Staff.
- 21 • Commissioner Yablon asked if any portion of the wood fence has been built yet. Ms. Coyle said just  
22 the footings.  
23

24 Chairperson Bay asked if anyone in the audience wishes to speak on this matter. The following came  
25 forward and were sworn in:

- 26 • Julie Gartner said she lives across the street and expressed it is allowed to be back 40'. Mr. Dardick  
27 concurred.  
28
- 29 • Meno Passini said the parking lot next door is owned by the City of Highland Park. Visitors to the  
30 park have been parking everywhere. He doesn't have an issue with the 6' fence along Walker  
31 Avenue. Other neighbors abut parks and have a 6' fence to keep people out. Mr. Passini has no  
32 objections to this being a wall; it is nothing unusual. He noted, when the Temple expanded, a wall  
33 was suggested. This is desirable, as they want to keep the neighborhood having single-family homes.  
34 Mr. Passini would appreciate it if the ZBA would offer relief to this Petitioner.  
35

36 Final ZBA comments are.....

- 37 • Commissioner Zaransky said this makes a lot of sense; goes with the character. The hardship is the  
38 unusual lot. There are a lot of municipal vehicles there. It is a functioning side yard.
- 39 • Commissioner Aronoff said the variance is only 2'. He supports this.
- 40 • Commissioner Weisberg concurred.
- 41 • Commissioner Chase:
  - 42 ○ asked if this is a fence. Planner Hoffmann confirmed it is 1' or less and is allowed. He stated  
43 there are no design standards for single-family homes.
  - 44 ○ believes the standards have been met. Neighbors believe it fits in. She is in favor.
- 45 • Commissioner Treshansky believes the standards have been met. Neighbors are okay with it.
- 46 • Commissioner Yablon said the standards have been met. The 6' fence would be in perpetuity.
- 47 • Chairperson Bay appreciates the presentation. There is no opposition. He would support this.

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2 Commissioner Yablon moved to adopt the variance as drafted. Commissioner Treshansky seconded the  
3 motion.

4  
5 On a voice vote

6 Voting Yea Chairperson Bay; Commissioners Aronoff, Chase, Treshansky, Weisberg, Yablon, &  
7 Zaransky

8 Voting Nay: None  
9

10 Chairperson Bay declared that the motion passed unanimously.

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12 **STAFF REPORT**

13 1. 2026 Meeting Resolution

14 Planner Hoffmann advised the April 3, 2026, meeting has been removed from the schedule.

15  
16 Commissioner Chase moved to approve the 2026 Meeting Resolution. Commissioner Weisberg seconded  
17 the motion.

18  
19 On a voice vote

20 Voting Yea Chairperson Bay; Commissioners Aronoff, Chase, Treshansky, Weisberg, Yablon, &  
21 Zaransky

22 Voting Nay: None  
23

24 Chairperson Bay declared that the motion passed unanimously.

25  
26 **MISCELLANEOUS**

27 There are no Miscellaneous items.  
28

29 **ADJOURNMENT**

30 Commissioner Zaransky moved to adjourn the meeting at 8:11 p.m. Commissioner Yablon seconded the  
31 motion.

32  
33 On a voice vote

34 Voting Yea Chairperson Bay; Commissioners Aronoff, Chase, Treshansky, Weisberg, Yablon, &  
35 Zaransky

36 Voting Nay: None  
37

38 Chairperson Bay declared that the motion passed unanimously.

39  
40 Respectfully Submitted,

41  
42  
43 Gale Cerabona

44 Recorder  
45

46 **MINUTES OF OCTOBER 16, 2025, WERE APPROVED WITHOUT CORRECTIONS.**