

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, January 15, 2026, 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, 01/15/2026 - 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) 11/20/2025 Zoning Board of Appeals Draft Minutes

- 3) **Business from the Public**
- 4) **Old Business**
- 5) **New Business**

- a) **#VAR-2025-00058**
Property: 2021 Old Briar Rd
Zoning District: R4

Appellant: Bogdan Opanasyuk
Address: 2021 Old Briar Rd, Highland Park, IL 60035

The petitioner and owner, Bogdan Opanasyuk, 2021 Old Briar Rd, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703, to encroach into the required side yard setback for a pool and accessory structures.

- 6) **Staff Report**
- 7) **Miscellaneous**
- 8) **Adjournment**

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

MEETING DATE: Thursday, November 20, 2025

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

CALL TO ORDER

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

ROLL CALL

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

Commissioner Absent: Chase

Councilmember Absent: Center

Student Council Absent: Duenow

Staff declared that a quorum was present.

Guests Present: Brett Caplan/Petitioner

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – November 6, 2025

Commissioner Yablon moved to approve the November 6, 2025, regular meeting minutes as drafted.

Commissioner Zaransky seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Bay declared that the motion passed unanimously.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

OLD BUSINESS

There was no Old Business.

1
2 **NEW BUSINESS**

3 1. #VAR-2025-00057

4 Property: 1331 Hilary Lane
5 Zoning District: R4 & R5

Appellant: Brett Caplan
Address: 1331 Hilary Lane, Highland Park, IL 60035

6
7 The petitioner and owner, Brett Caplan of 1331 Hilary Lane, Highland Park, IL 60035 requests by authority of
8 Section 150.1204(A)(4) of the Highland Park Zoning Code, variations of provisions of Section 150.703.3, to
9 construct a screen-porch addition that will exceed the allowable Floor-Area-Ratio/FAR.

10
11 Planner Hoffmann reviewed the proposal:

- 12 • Project Background
 - 13 ○ R6 zoning district
 - 14 ○ built in 2000
- 15 • Site Location
- 16 • Aerial View was shown
- 17 • Plat of Survey
- 18 • Property Photos were displayed (from Google)
- 19 • Proposed Work
 - 20 ○ proposed screened-in porch
- 21 • Elevations were illustrated
- 22 • Floor-Area-Ratio/FAR
- 23 • Variation
 - 24 ○ approved in 2006 for FAR (discrepancy from what's there today)
- 25 • Other Comments
 - 26 ○ there were none
- 27 • Review

28
29 Some questions/comments from ZBA to Staff are.....

- 30 • Chairperson Bay asked:
 - 31 ○ about the variance in 2006, and Planner Hoffmann said it was for an addition.
 - 32 ○ if this is a larger amount. Planner Hoffmann noted it is the same footprint; could have been
 - 33 a miscalculation.
 - 34 ○ if the owner is different from 2006. Planner Hoffmann advised the home is still in the family.
- 35 • Commissioner Yablon asked:
 - 36 ○ if the existing porch goes toward FAR. Planner Hoffmann said it does, when it's enclosed.
 - 37 ○ what the dimensions are. Planner Hoffmann will review same.
- 38 • Chairperson Bay asked if there is any foundation work. Planner Hoffmann stated there would be
- 39 some new coverage; no setback request.
- 40 • Commissioner Weisberg asked if the pergola is not enclosed. Planner Hoffmann said it would not
- 41 count in the FAR.
- 42 • Commissioner Zaransky asked if the whole neighborhood is over the lot area. Planner Hoffmann
- 43 reviewed same.
- 44 • Commissioner Bay asked:
 - 45 ○ what the allowable FAR is. Planner Hoffmann stated it is based on the lot area and
 - 46 illustrated that section of the code.

- 1 ○ if the other houses are over the FAR like this Petitioner is requesting. Planner Hoffmann said
- 2 this proposal is 5% over the others.
- 3 ○ asked, and Planner Hoffmann referred to the packet for other lot sizes and displayed same.
- 4 • Commissioner Yablon identified Page 17, and stated there's a wide range (of lot sizes).
- 5 • Commissioner Bay asked if there is a current survey. Planner Hoffmann said Staff accepts the
- 6 architect's drawings, as they are licensed by the State.
- 7 • Commissioner Yablon asked if there is a bonus FAR. Planner Hoffmann stated this is over.

8
9 Chairperson Bay swore in Petitioner Brett Caplan who advised the existing deck is deteriorating, The balcony
10 off the primary bedroom is not structurally sound; has become a window. The deck size is being reduced.
11 They always envisioned this as a porch; fits in; cannot be seen from the street; backs up to a highway.

12
13 Mr. Caplan stated his parents owned the house in 2006. Regarding the difference in calculations, the garage
14 may not have been included. The standards were addressed (they are not reselling, other houses have
15 similar structures, is consistent).

16
17 More ZBA comments are.....

- 18 • Chairperson Bay asked what the hardship is (if this isn't granted). Mr. Caplan shared, as they are
- 19 next to a highway, it is very buggy and noisy, so they would like a nice area in which to sit outside.
- 20 • Commissioner Treshansky asked if the lot size would be a hardship. Mr. Caplan said there is an
- 21 angle, and it slopes down; is gradient.
- 22 • Commissioner Yablon asked how large the porch is. Mr. Caplan believes it is 11x22. Planner
- 23 Hoffmann clarified it is 15.5x23.

24
25 Chairperson Bay asked if anyone in the audience wishes to speak on this matter. There was no one.

26
27 Final ZBA comments are.....

- 28 • Chairperson Bay asked if notice was provided to neighbors. Mr. Caplan reported the neighbors are
- 29 excited to celebrate this.
- 30 • Commissioner Aronoff doesn't see a hardship, but the explanation suffices. He is in favor.
- 31 • Commissioner Weisberg said it makes a lot of sense to enclose it but doesn't believe standard #2 is
- 32 met. He could be persuaded.
- 33 • Commissioner Zaransky said it seems like a big ask; exceeds the ratio. There could be a math error.
- 34 He is sympathetic to highway noise; makes sense; is reasonable.
- 35 • Commissioner Treshansky said a deck could be repaired. The packet addresses the hardship. Seems
- 36 like a big ask. Alternatives were considered but aren't feasible options. He is in favor.
- 37 • Commissioner Zaransky asked if there is a wetland. Planner Hoffmann said there's a river; flood
- 38 plain area; has a lot of detention/easements; can't be built on due to Skokie River. He reminded that
- 39 Engineering Staff would review this.
- 40 • Commissioner Yablon believes the standards have been met. The letter spells out the hardship
- 41 (water, flood plain). She sees the need for an outside area that is inside and elevated; is in favor. FAR
- 42 is high; the ask is not unreasonable.
- 43 • Chairperson Bay doesn't believe the standards have been met, FAR is substantially over. He is not in
- 44 favor and doesn't see justification for a larger structure.

45
46 A straw poll was taken:

- 1 • Commissioner Aronoff asked if the room is heated and cooled.....or just screened. Mr. Caplan said it
- 2 is only screened. They may add a heat lamp. Commissioner Aronoff is on the fence.
- 3 • Commissioner Weisberg said one should be able to screen in a porch; though, it's a convenience. He
- 4 is not in favor.
- 5 • Commissioner Zaransky asked if the Petitioner's house is bigger. Something seems missing, as all of
- 6 the houses are over. Chairperson Bay said that information would be relevant. They are bound by
- 7 the code; a gross ask. Commissioner Zaransky would approve this; hardship is what this backs up to.
- 8 • Commissioner Treshansky said he is in favor.
- 9 • Commissioner Yablon shared she would approve this. Seems like the numbers are off.
- 10 • Chairperson Bay is not in favor.
- 11 • Commissioner Aronoff asked about FAR. Commissioner Zaransky said the average is 37%.
- 12 • Commissioner Zaransky said the letter explains the hardship. He would be in favor.

13
14 Planner Hoffmann concluded if the motion to approve fails, Staff could draft a denial order; a continuance.

15
16 Commissioner Yablon moved to adopt the variance as drafted. Commissioner Treshansky seconded the
17 motion.

18
19 On a voice vote

20 Voting Yea Commissioners Aronoff, Treshansky, Yablon, & Zaransky

21 Voting Nay: Chairperson Bay; Commissioner Weisberg

22
23 Chairperson Bay declared that the motion passed 4-2.

24
25 **STAFF REPORT**

26 There is no Staff Report.

27
28 **MISCELLANEOUS**

29 1. Outgoing Member

30 Commissioner Yablon read the Proclamation for Chairperson Bay who thanked everyone. Commissioner
31 Zaransky said Chairperson Bay has been a phenomenal Board Member and is highly respected. Chairperson
32 Bay said, over the last 8 years, it has been an honor to serve and also work with Staff.

33
34 **ADJOURNMENT**

35 Commissioner Weisberg moved to adjourn the meeting at 8:23 p.m. Commissioner Treshansky seconded
36 the motion.

37
38 On a voice vote

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

40 Voting Nay: None

41
42 Chairperson Bay declared that the motion passed unanimously.

43
44 Respectfully Submitted,
45 Gale Cerabona/Recorder

46
47 **MINUTES OF NOVEMBER 6, 2025, WERE APPROVED WITHOUT CORRECTIONS.**

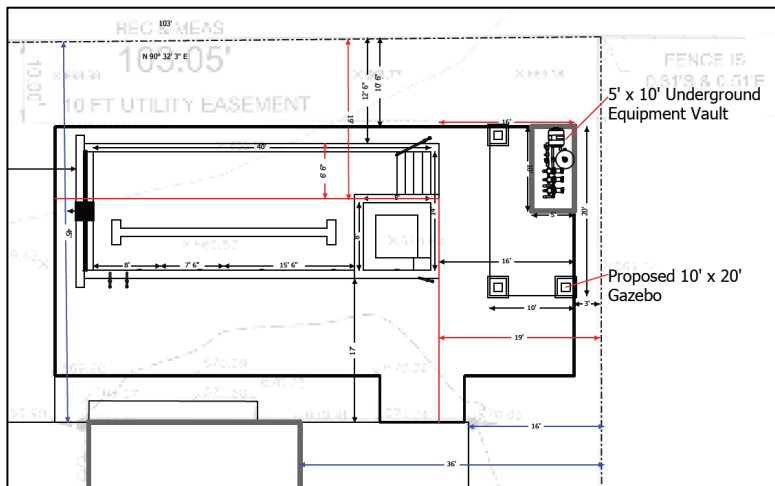
Date: January 15, 2026
 To: Chair Alexis Yablon & Zoning Board of Appeals (“ZBA”)
 From: Patrick Hoffmann, Planner II & Staff Liaison
 Subject: 2021 Old Briar Rd Application Summary

APPLICATION SUMMARY:

The petitioner and owner, Bogdan Opanasyuk, (**the “Applicant”**) of 2021 Old Briar Rd, Highland Park, IL 60035, (**the “Property”**) request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, variation of provision Section 150.703 to encroach into the required side yard setback along the both northern and eastern property line to a new pool, pool equipment, and gazebo. The subject property is located within the R4 zoning district. In 2023, the property constructed a major addition expanding upon the original house.

The Applicant seeks relief from Section 150.703 by authority of Section 150.1204(A)(1):

- (i) To encroach into the north side yard setback of 19 feet by 9.75 feet for a pool,
- (ii) To encroach into the east side yard setback of 12 feet by 9 feet and north side yard setback of 19 feet by 8.5 feet for pool equipment,
- (iii) To encroach into the east side yard setback of 12 feet by 9 feet and north side yard setback of 19 feet by 8.5 feet for a gazebo;



Located in the R4 zoning district, this property is considered a corner lot with frontages along Old Briar Rd and Red Oak Ln. As a corner lot, the other zoning required setbacks are set by the neighboring properties, therefore, this property has two side yard requirements and no zoning rear yard requirement. The northern side yard is 19 feet and the eastern side yard is the minimum 12 feet for a total side yard requirement of 31 feet. The proposed pool will encroach into the northern side

yard, while the gazebo and pool equipment will encroach into both the northern and eastern side yard.

In the event the variations are approved, the Applicant is required to get a building permit before construction. This is a request for Chapter 150 zoning variation and requires the ZBA to use the Article 12 Zoning Standards of Approval.

NEIGHBOR & CITY COMMENTS:

- There are no additional comments

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.


Zoning Variance Request Application



SUBJECT PROPERTY INFORMATION	
Property Address: 2021 Old Briar Rd, Highland Park, IL 60035	
Property's Current Zoning: R-4	Property's Current Use: Primary Residence
Lot/Tract Area (SF): 21743 SF	Minimum Lot Area for Applicable Zoning District (SF):
Legal Description (note if attached): LOT 1 IN EPSTEIN' S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12.	
Brief Project Description: Variance request to move the pool structure to the desired area	

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

PETITIONER & OWNER INFORMATION	
Petitioner	
Applicant's Name: Bogdan "Bo" Opanasyuk	
Address (City, State, ZIP): 2021 Old Briar Road, Highland Park, IL 60035	
Owner	
Property Owner's Name (if the Petitioner is not the legal owner of the property): Bogdan "Bo" Opanasyuk	
Address (City, State, ZIP): 2021 Old Briar Road, Highland Park, IL 60035	
Attorney or Representative Counsel	
Contact Name: Ramiz Dababneh - Engineer	
Address (City, State, ZIP): RBD Engineering.com Glenview, IL	
Architect/Builder	
Contact Name: Mike Salazar of Platinum Pools	
Address (City, State, ZIP): 300 Industrial Lane, Wheeling, IL 60090	

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	Date: 11/24/25
Sworn to before me this _____ day of _____, 20____.	Sworn to before me this _____ day of _____, 20____.
Notary	Notary

**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, January 15, 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-2025-00058

Petitioner: Bogdan Opanasyuk
Zoning District: R6
Subject Property: 2021 Old Briar Rd
Highland Park, Illinois 60035

The petitioner and owner, Bogdan Opanasyuk, 2021 Old Briar Rd, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation of provision Section 150.703, to encroach into the required side yard setback for a pool and accessory structure.

The Subject Property, commonly known as 2021 Old Briar Rd, is legally described as follows:

LOT 1 IN EPSTEIN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/ 4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1956 AS DOCUMENT 918156, IN BOOK 1468 OF RECORDS, PAGE 520, IN LAKE COUNTY, ILLINOIS.

PIN: 16-34-401-011-0000

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

Letter of Hardship

2021 Old Briar Rd

Highland Park, IL 60035

Dear Honorable Members of the Board of Appeals,

I am writing to respectfully request a variance for the side yard setback requirement at my property, 2021 Old Briar Road, Highland Park, IL 60035, as this requirement creates an undue hardship on my family and me. This application is submitted on my behalf, property owner Bogdan Opanasyuk, to allow for the safe and reasonable installation of a pool. The following points detail the specific hardships and unique circumstances of my property that necessitate this variance: Existing Structural Constraints and Safety: The current setback requirement necessitates digging the pool at a distance that would place it excessively close to the foundation of the newly constructed house. This proximity raises significant concerns regarding the long-term structural integrity and stability of the home, which is a direct and unavoidable safety related hardship. Disproportionate Corner Lot Requirement: While the normal side yard setback in this area is 12 feet, my property, due to its designation as a corner lot, is required to adhere to a 19-foot setback. This seven-foot increase is disproportionately burdensome and restricts the usable area of the side yard compared to interior lots in the neighborhood. Unique Lot Configuration Restricts Usable Space: As a corner lot, the property inherently has two frontages, which substantially reduces the effective and usable side yard area available for common residential amenities like a pool. The existing lot lines and the 19-foot requirement combine to create a uniquely constrained space that makes the pool project practically unfeasible without the variance. Minimum Necessary Variance: The variance being sought is the absolute minimum amount necessary to safely install the proposed pool. Granting this relief will not substantially alter the essential character of the neighborhood and is required simply to allow for a reasonable amenity enjoyed by other residents on standard lots. I respectfully ask for your favorable consideration of this application. I am prepared to provide any additional documentation or information the Board may require to demonstrate the necessity of this variance.

Sincerely, Bogdan "Bo" Opanasyuk

December 5, 2025

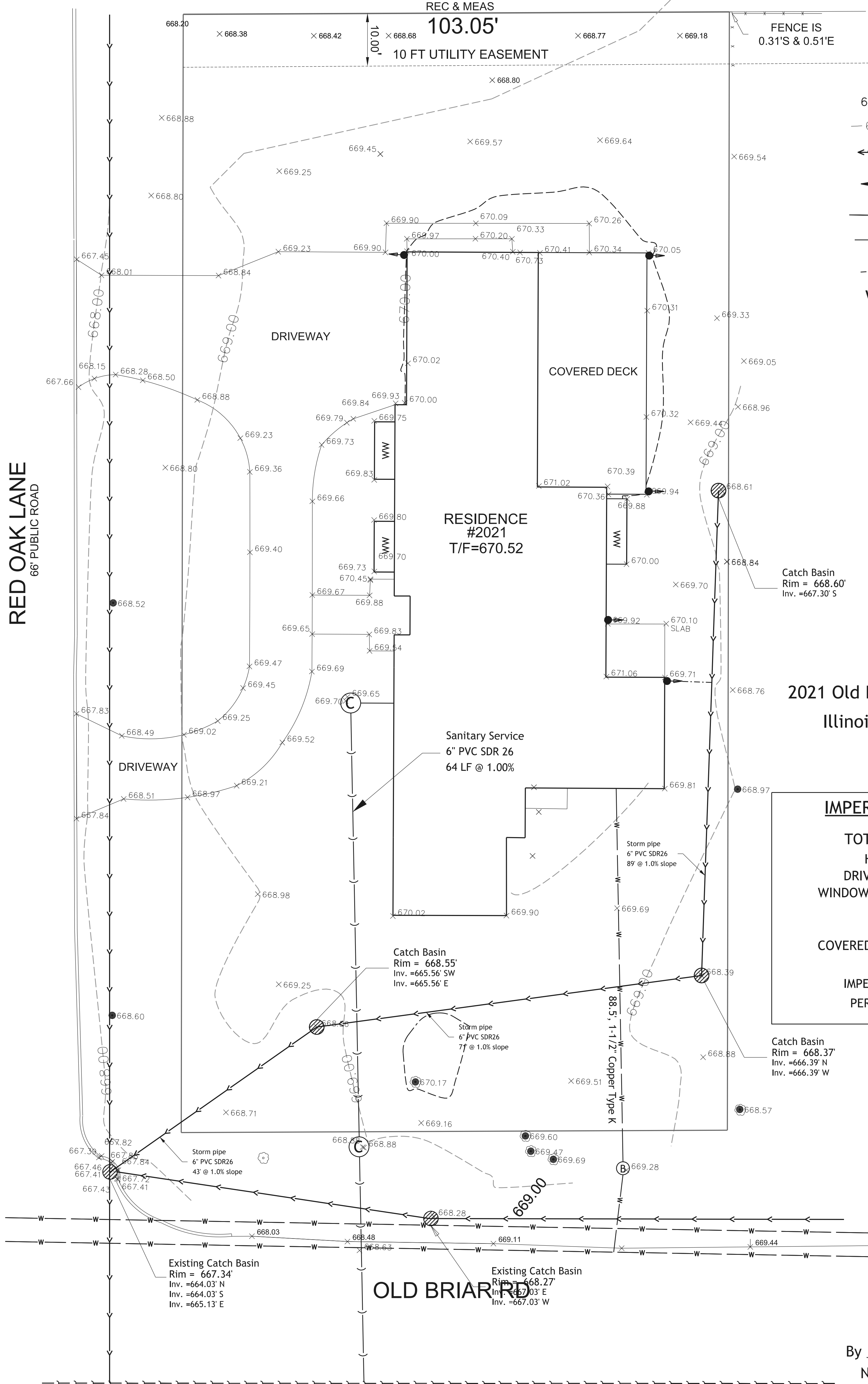
As-Built Survey

LOT 1 IN EPSTEIN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1956 AS DOCUMENT 918156, IN BOOK 1468 OF RECORDS, PAGE 520, IN LAKE COUNTY, ILLINOIS.



LEGEND

- 610.00 EXISTING ELEVATION
- 609 - EXISTING CONTOUR
- DRAINAGE FLOW
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- 4" DRAIN PIPE
- WW WINDOW WELL
- (S) SUMP PUMP
- (B) B-BOX
- (C) CLEANOUT



Address:
2021 Old Briar Rd., Highland Park,
Illinois, Lake County, 60035

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA :	21743 SF RECORD
HOUSE AREA	= 4159.50 SF
DRIVEWAY AREA	= 2173.60 SF
WINDOW WELL AREA	= 125.90 SF
PATH AREA	= 323.76 SF
PATIO AREA	= 111.30 SF
COVERED DECK AREA	= 917.18 SF
IMPERVIOUS TOTAL	= 7811.24 SF
PERVIOUS TOTAL	= 13931.76 SF



By
November 21, 2024
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2025

AB	Client Name and Address:	Firm Name and Address:	No.	Revision/Issue	Date
	Homeland Sales and Development 6503 N. Le Mai Ave Lincolnwood, IL 60712 Tel: (773) 575-6050	Fluenta Consulting 201 E. Lakeside Dr., Vernon Hills, IL 60061 Tel: 773-349-5881			





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
BOGDAN OPANASYUK
FOR VARIATION

APPEAL NO. ZBA VAR-2025-00058

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 petitioner and owner Bogdan Opanasyuk of 2021 Old Briar Road, Highland Park, IL 60035, 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 2021 Old Briar Rd, Highland Park, IL 60035 and legally described on Exhibit A attached to this Order ("**Property**").
2. The Property is currently improved with a single family house.
3. The Property is located within the R4 Zoning District, as established by "The City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Ordinance**").
4. The Applicant sought the following variations from of Section 150.703 of the City Code (the "**Variation**"), to construct a new swimming pool, equipment, and gazebo as depicted on the Plans within Exhibit B.
 - a. To encroach into the north side yard setback of 19 feet by 9.75 feet for a pool,
 - b. To encroach into the east side yard setback of 12 feet by 9 feet and north side yard setback of 19 feet by 8.5 feet for pool equipment,

- c. To encroach into the east side yard setback of 12 feet by 9 feet and north side yard setback of 19 feet by 8.5 feet for a gazebo;
5. Notice of the time and place of the hearing was duly published in Lake County News-Sun, a newspaper of general circulation in the City, not more than 30 days nor less than 15 days previous to the hearing, in accordance with the Zoning Ordinance and all applicable law.
6. Notice of the hearing was served upon the adjacent and adjoining property owners or occupants, in accordance with the Zoning Ordinance, Section 150.1203, and applicable law.
7. The application was heard by the Board at a public hearing of the Board on January 15, 2026.
8. The Board has jurisdiction pursuant to Section 150.1204.(A)(1) of the City Code, to hear and determine the Applicant's request for the Variation.
9. The Applicant entered into the record sufficient evidence of their ownership of the Property.
10. After the conclusion of the public hearing, the Board found that the requested Variation satisfy the standards set forth in Section 150.1205, to the extent required.
11. After the conclusion of the public hearing 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 Applicant's request for the Variation for the Property shall be, and is hereby, approved for the reasons set forth in this Order. The Applicant will be allowed:

- (i) To encroach into the north side yard setback of 19 feet by 9.75 feet for a pool,
- (ii) To encroach into the east side yard setback of 12 feet by 9 feet and north side yard setback of 19 feet by 8.5 feet for pool equipment,
- (iii) To encroach into the east side yard setback of 12 feet by 9 feet and north side yard setback of 19 feet by 8.5 feet for a gazebo;

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 Applicant 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 2021 Old Briar Rd by Bogdan Opanasyuk, Case #VAR-2025-00058, for the January 15, 2026 ZBA meeting,
- b. Proposed Elevation, for proposed gazebo, dated for January 15, 2026 ZBA meeting;

C. The Applicant 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 Applicant 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 Applicant obtain a building permit in furtherance of the Variation granted pursuant to this Order, the Applicant shall prosecute all work authorized by the building permit to completion without unnecessary delay.

E. Upon the failure or refusal of the Applicant 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 Applicant 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 January 15, 2026

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

By: _____
Alexis Yablon, Chairman

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Subject Property, commonly known as 2021 Old Briar Rd, is legally described as follows:

LOT 1 IN EPSTEIN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/ 4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1956 AS DOCUMENT 918156, IN BOOK 1468 OF RECORDS, PAGE 520, IN LAKE COUNTY, ILLINOIS.

PIN: 16-34-401-011-0000

DRAFT

EXHIBIT B

[PLANS]

DRAFT

