

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, March 19, 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, 03/19/2026 - 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) 02/19/2026 Zoning Board of Appeals Draft Minutes

3) Business from the Public

4) Old 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.

5) New Business

- a) **#VAR-2026-00061**
Property: 1139 Ridgewood Rd
Zoning District: R5

Appellant: Keith Fisher
Address: 1139 Ridgewood Rd, Highland Park, IL 60035

The petitioner Neil Fortunato on behalf of the owner, Keith Fisher, 1139 Ridgewood 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 150.711, to encroach into the Established Building Setback.

- b) **#VAR-2026-00062**
Property: 879 Burton Ave
Zoning District: R6 | SLOZ

Appellant: Irwin Melendez
Address: 879 Burton Ave, Highland Park, IL 60035

The petitioner and owner, Irwin Melendez, 879 Burton Ave, Highland Park, IL 60035, request by authority of Section 150.1204(A)(1) and 150.1204(A)(5) of the Highland Park Zoning Code, a variation of provision Section 150.703 and 150.707(D)(1), to encroach into the side yard requirement and exceed the allowed rear yard coverage for a garage addition.

- c) **#VAR-2026-00064** | Appellant: John Birazzi

Property: 3504 Dato Ave
Zoning District: R5

Address: 3504 Dato Ave, Highland Park, IL 60035

The petitioner and owner, John Birazzi, 3504 Dato Ave, 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 front yard requirement for an addition.

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