

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

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

MEETING DATE: Thursday, January 15, 2026

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

CALL TO ORDER

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

ROLL CALL

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

Commissioner Absent: Chase

Councilmember Absent: Center

Student Council Present: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Mike Salazar, Sales Associate/Platinum Pool

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

Chairperson Yablon welcomed new Student Commissioner, Zoe Heller.

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – November 20, 2025

Commissioner Weisberg moved to approve the November 20, 2025, regular meeting minutes as drafted. Commissioner Treshansky seconded the motion.

On a roll call vote

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

Voting Nay: None

Abstain: Harmelech

Chairperson Yablon declared that the motion passed 5-0.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

1
2 **OLD BUSINESS**

3 There was no Old Business.
4

5 **NEW BUSINESS**

6 1. #VAR-2025-00058

7 Property: 2021 Old Briar Road Appellant: Bogdan Opanasyuk
8 Zoning District: R4 Address: 2021 Old Briar Road, Highland Park, IL 60035
9

10 The petitioner and owner, Bogdan Opanasyuk, 2021 Old Briar Road, Highland Park, IL 60035 requests by
11 authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, variations of provision Section
12 150.703, to encroach into the required side-yard setback for a pool and accessory structures.
13

14 Planner Hoffmann reviewed the proposal:

- 15 • Project Background
 - 16 ○ R4 zoning district
 - 17 ○ relief for a pool, pool equipment (buried underground), and gazebo
- 18 • Site Location
- 19 • Aerial View was shown
- 20 • Plat of Survey
- 21 • Property Photos were displayed
- 22 • Proposed Work
- 23 • Elevations were illustrated
 - 24 ○ 6 ft. fence is proposed; not for discussion tonight
- 25 • Other Comments
 - 26 ○ one public comment
- 27 • Review
28

29 Some ZBA comments for Staff are.....

- 30 • Commissioner Treshansky asked if the current owner built this house. Planner Hoffmann said no, a
31 company built the house prior to current ownership.
- 32 • Commissioner Zaransky asked if equipment would be in the gazebo footprint. Planner Hoffmann
33 said it would be underneath the gazebo, underground.
34

35 Chairperson Yablon swore in Petitioner Mike Salazar, Sales Associate with Platinum Pool who noted there
36 are two frontages which reduces buildable space. The concern is having the pool near the foundation.
37

38 Some ZBA comments for Petitioner are.....

- 39 • Commissioner Zaransky asked/stated:
 - 40 ○ how deep the pool is. Mr. Salazar said 6' deep.
 - 41 ○ how far the pool is from the current house. Mr. Salazar replied 17'.
 - 42 ○ other engineers stated pools can be 5.5' from a foundation. He wonders what the hardship
43 is, and asked if the pool could be moved in the buildable footprint. Mr. Salazar informed
44 that his company typically goes 15-20' away from the house.
 - 45 ○ for an explanation on the pit and hardship for the gazebo. Mr. Salazar explained the pool
46 equipment vault is a buried concrete structure with drainage and lighting. He said there
47 could be a different location.

- 1 ○ if there is a sump pump. Mr. Salazar said yes, there is drainage. He could provide more
- 2 information.
- 3 ○ if there is an exhaust. Mr. Salazar responded yes, further detail could be provided.
- 4 ● Commissioner Treshansky asked if moving the pool or shrinking it was considered. Mr. Salazar
- 5 shared the pool initially was designed at 20x40. He noted the result ended up being 14x40.
- 6 ● Chairperson Yablon asked if the foundation begins at the end of the porch or house. Mr. Salazar said
- 7 he is unsure.
- 8 ● Commissioner Aronoff asked if the pit could be moved. Mr. Salazar advised he could inquire, and
- 9 noted equipment would be buried.
- 10 ● Student Commissioner Heller asked if the gazebo and pit could be moved closer to the house. Mr.
- 11 Salazar stated he is unsure about the gazebo. Planner Hoffmann said in 2023-2024, the holding
- 12 company owned the house. He shared the owner built the house in 2025.
- 13 ● Commissioner Weisberg asked/said:
- 14 ○ how close the pool is to the objecting neighbor. Planner Hoffmann said 12.5' to the property
- 15 line.
- 16 ○ the other neighbor had no comments. That neighbor raised his hand from the audience.
- 17 ● Commissioner Harmelech asked if the rest of the neighbors are 12' away. Planner Hoffmann said
- 18 they are generally more than 12' away, and noted it depends on their lot size.

19

20 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. The following came
21 forward:

- 22 ● Marc Siegel stated he has lived on Red Oak for 15 years and in the area for 36 years. He shared he
- 23 spoke with the owner who wasn't the original developer. Mr. Siegel raised standard #5 in the code
- 24 regarding affecting neighboring properties. He said he would be impacted as the pool would be in
- 25 view from their kitchen. Neighbors share common property lines. They are concerned with grading
- 26 and flooding; would be helpful to know this information in advance. Mr. Siegel understands this
- 27 may come later with engineering review. The shared neighbor has significant flooding as do others.
- 28 With more impervious area, there could be more flooding. The view is also a concern as well as the
- 29 vault with exhaust and noise from the pump, as it is near their kitchen. He noted there was a lot of
- 30 buckthorn, so landscaping is more desirable than the proposed wall (wrought-iron fence, etc.). The
- 31 gazebo would be a concern, as they would be viewing it. Other pools have landscaping. Mr. Siegel
- 32 would like further detail before an informed decision is made; creative options.

33

34 Chairperson Yablon asked if Mr. Siegel is concerned about light supply. Mr. Siegel replied no, he did
35 not perform a light analysis. He shared there originally was a pitched roof, and now there is a flat
36 roof, so that may omit any light concern. Though he then said he feels these items may block light.

37

38 Mr. Salazar stated it is part of the process to have an engineering review and landscape plan which
39 wasn't required.

40

41 Final ZBA comments are.....

- 42 ● Commissioner Harmelech asked how bad the exhaust is. Mr. Salazar advised he could obtain that
- 43 information.
- 44 ● Commissioner Treshansky said, at this juncture, he would vote no due to the encroachment; a big
- 45 ask. He would like to see the pool be closer to the house to limit the ask. He shares neighbor
- 46 concerns.

- 1 • Commissioner Zaransky concurred. He said he would decouple the pool and gazebo; move closer to
- 2 the house. The hardship didn't really address the standards; doesn't see a hardship for the gazebo.
- 3 Equipment should be placed by-right. Commissioner Zaransky is not in favor.
- 4 • Commissioner Weisberg concurred. The hardship is building a pool too close to the house. There is
- 5 nothing unique; perfect location for a pool doesn't exist. He would like to see this continued with
- 6 alterations presented. Commissioner Weisberg is not in favor.
- 7 • Commissioner Aronoff concurred and would like engineering input.
- 8 • Commissioner Harmelech concurred and would like to see the owner speak with neighbors and pool
- 9 contractor to devise a better plan.
- 10 • Chairperson Yablon concurred, and stated the standards have not been met. She thanked the owner
- 11 for speaking with neighbors.
- 12 • Student Commissioner Heller said this plan could decrease neighbors' property values.
- 13 • Commissioner Zaransky asked, and Planner Hoffmann said if more information is provided,
- 14 Engineering Staff could provide comments.

15
 16 Planner Hoffman wonders if the pool and gazebo could be separated. Chairperson Yablon said the
 17 pool equipment would still be buried. Planner Hoffmann said the pool would still require a variance.

18
 19 Commissioner Zaransky stated a conceptual landscape plan could be provided. Planner Hoffmann
 20 advised he would express that to the Petitioner.

- 21
- 22 • Commissioner Weisberg said it would help if the gazebo was gone.
- 23 • Commissioner Aronoff concurred that would be less of an ask.
- 24 • Chairperson Yablon asked, and Planner Hoffmann said fence information could be added to the
- 25 proposal.
- 26 • Commissioner Zaransky said he is not expecting the Petitioner to spend money on plans. Mr. Salazar
- 27 said the owner is working on landscape plans.

28
 29 Commissioner Treshansky moved to continue this matter to a date uncertain. Commissioner Harmelech
 30 seconded the motion.

31
 32 On a roll call vote
 33 Voting Yea Chairperson Yablon; Commissioners Aronoff, Harmelech, Treshansky, Weisberg, &
 34 Zaransky
 35 Voting Nay: None

36
 37 Chairperson Yablon declared that the motion passed unanimously. Planner Hoffmann stated the
 38 Applicant will re-notice the meeting for neighbors.

39
 40 **STAFF REPORT**

41 There is no Staff Report.

42
 43 **MISCELLANEOUS**

44 Chairperson Yablon reminded everyone that the ZBA should follow Roberts Rules of Order.

45
 46 **ADJOURNMENT**

1 Commissioner Treshansky moved to adjourn the meeting at 8:20 p.m. Commissioner Weisberg seconded
2 the motion.

3

4 On a voice vote

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

7 Voting Nay: None

8

9 Chairperson Yablon declared that the motion passed unanimously.

10

11 Respectfully Submitted,

12

13

14 Gale Cerabona

15 Recorder

16

17 **MINUTES OF NOVEMBER 20, 2025, WERE APPROVED WITHOUT CORRECTIONS.**