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

MEETING DATE: Thursday, May 7, 2026

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

CALL TO ORDER

At 7:31 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, Chase, Harmelech, Treshansky, Weisberg, & Zaransky

Councilmember Absent: Center

Student Council Absent: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Domenic Sciarrone/Petitioner
Andrew Venamore, CEO/H.G.B.

Staff Present: Hoffmann & Mistretta

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – April 16, 2026

Commissioner Chase moved to approve the April 16, 2026, regular meeting minutes as drafted. Commissioner Weisberg seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairperson Yablon declared that the motion passed unanimously.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

OLD BUSINESS

1. Withdrawal of Applications for 879 Burton Avenue & 353 N Deere Park Dr. E

1 Planner Hoffmann advised this is informational.

2
3 **NEW BUSINESS**

4 1. #VAR-2026-00068

5 Property: 2982 Western Avenue Appellant: Domenic Sciarrone
6 Zoning District: R5 Address: 2982 Western Avenue, Highland Park, IL 60035
7

8 The petitioner, Domenic Sciarrone, who owns the property at 2982 Western Avenue Avenue, Highland Park,
9 IL 60035, requests by authority of Section 150.1204(A)(14), of the Highland Park Zoning Code, a variation of
10 provision Section 150.707(B)(1), to encroach into the required 40' Subdivision Building Line measured from
11 the frontage along Old Trail in order to install a fence.
12

13 Planner Mistretta reviewed the proposal:

- 14 • Project Background
 - 15 ○ R5 district
 - 16 ○ built in 1951
 - 17 ○ 4' fence proposed
- 18 • Site Location
- 19 • Aerial view was shown
- 20 • Plat of Survey
- 21 • Property Photos were displayed
- 22 • Proposed Work
- 23 • Other Comments (there were none)
- 24 • Review

25
26 Chairperson Yablon swore in Petitioner, Domenic Sciarrone, who noted there are trees and bushes at the
27 property line. He stated people cut through the lawn.
28

29 Some ZBA comments are.....

- 30 • Chairperson Yablon asked, and Mr. Sciarrone said the fence would be in the inside of his lawn.
- 31 • Commissioner Aronoff asked, and Planner Hoffmann replied this is before the ZBA due to the building
32 line (from the 1930s) – otherwise, the fence is compliant.
33

34 Mr. Sciarrone addressed the standards (other higher fences are in the neighborhood and up to the property
35 line, this won't alter the neighborhood, wasn't created by the owner, won't affect line of sight or light, trees
36 will be seen). He stated he is not getting full use of his lot.
37

38 Commissioner Chase asked if the violation is only to the north. Planner Hoffmann concurred.
39

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

42 More PDC comments are.....

- 43 • Commissioner Chase said the standards have been met. It's the shape of a corner lot. Doesn't make
44 sense to have the fence in the middle of the side yard.
- 45 • Commissioner Treshansky concurred.
- 46 • Commissioner Aronoff said the hardship is the Subdivision setback.
- 47 • Commissioner Harmelech concurred.

- 1 • Commissioner Weisberg concurred.
- 2 • Commissioner Zaransky concurred.
- 3 • Chairperson Yablon concurred, and said the standards have been met.

4
5 Commissioner Chase moved to approve the order as drafted. Commissioner Zaransky seconded the motion.

6
7 On a roll call vote

8 Voting Yea Chairperson Yablon; Commissioners Aronoff, Chase, Harmelech, Treshansky,
9 Weisberg, & Zaransky

10 Voting Nay: None

11
12 Chairperson Yablon declared that the motion passed unanimously.

13
14 2. #VAR-2026-00069

15 Property: 1442 Forest Avenue

Appellant: Michael Goldner

16 Zoning District: R5

Address: 1442 Forest Avenue, Highland Park, IL 60035

17
18 The petitioner, Andrew Venamore, on behalf of the owner, Michael Goldner, 1442 Forest Avenue, Highland
19 Park, IL 60035 requests by authority of Section 150.1204(A)(1) of the Highland Park Zoning Code, a variation
20 of provision Section 150.703, to encroach into the side yard requirement for a new detached garage.

21
22 Planner Hoffmann reviewed the proposal:

- 23 • Project Background
 - 24 ○ R5 district
 - 25 ○ built in 1913, historic landmark
 - 26 ○ 22x22 detached garage proposed
- 27 • Site Location
- 28 • Aerial view was shown
- 29 • Plat of Survey
- 30 • Property Photos were displayed
 - 31 ○ Heritage tree
- 32 • Proposed Work
- 33 • Elevations were illustrated
- 34 • Other Comments
 - 35 ○ Forestry will review tree preservation
 - 36 ○ HPC will review; a Certificate of Appropriateness/COA will be required
- 37 • Review

38
39 Some ZBA questions for Staff are.....

- 40 • Chairperson Yablon asked if the existing garage is to the right. Planner Hoffmann said it is.
- 41 • Commissioner Weisberg asked if this is nonconforming. Planner Hoffmann said yes. He noted before
42 the side-yard setback (zoning), it was 9'.
- 43 • Chairperson Yablon asked if there is any harm with the gravel. Planner Hoffmann said it would be
44 less harsh on the tree-root structure; Forestry is concerned about construction.

45
46 Chairperson Yablon swore in Mr. Andrew Venamore, CEO/H.G.B. who said special engineering approval has
47 been given for the gravel (which is existing). The impetus is to get the structure off of the tree. Not using

1 concrete is ideal to preserve the tree. He noted the owners purchased the property 2 years ago. The garage
2 is in terrible shape and may not have had a permit. It will be pushed 20' further to the rear. It is very heavily-
3 wooded; dense. One tree will be removed.

4
5 Neighbors were contacted, and 8 sent letters of support.

6
7 The hardship is tied to maintaining the significant trees. If in an alternate location, more trees would be lost.
8 The request is appropriate to maintain the backyard.

9
10 Mr. Venamore addressed the standards (the neighborhood has a lot of trees, garage is not functional, the
11 hardship relates to existing conditions, will not be detrimental to public welfare, no bearing to light for
12 neighbors; hip roof, green shutters will match the house).

13
14 Chairperson Yablon asked if anyone in the audience wishes to speak on this matter. There was no one.

15
16 Some ZBA comments are.....

- 17 • Commissioner Harmelech believes the standards have been met; moving away from neighbors. He
18 will support this.
- 19 • Commissioner Aronoff said saving the trees is great.
- 20 • Commissioner Weisberg said it was a great presentation.
- 21 • Commissioner Treshansky believes the standards have been met.
- 22 • Commissioner Zaransky said it was a great presentation, good project.
- 23 • Commissioner Chase said the standards have been met; great presentation.
- 24 • Chairperson Yablon believes the standards have been met and would be in favor. She has never seen
25 neighbors sign off this well on a project.

26
27 Commissioner Weisberg moved to approve the order as drafted. Commissioner Treshansky seconded the
28 motion.

29
30 On a voice vote

31 Voting Yea Chairperson Yablon; Commissioners Aronoff, Chase, Harmelech, Treshansky,
32 Weisberg, & Zaransky

33 Voting Nay: None

34
35 Chairperson Yablon declared that the motion passed unanimously.

36
37 **STAFF REPORT**

38 There is no Staff Report.

39
40 Planner Hoffmann said the next two ZBA meetings will be canceled due to no applications being submitted.

41
42 **MISCELLANEOUS**

43 There are no Miscellaneous items.

44
45 **ADJOURNMENT**

46 Commissioner Chase moved to adjourn the meeting at 8:06 p.m. Commissioner Zaransky seconded the
47 motion.

1
2 On a voice vote
3 Voting Yea Chairperson Yablon; Commissioners Aronoff, Chase, Harmelech, Treshansky,
4 Weisberg, & Zaransky
5 Voting Nay: None

6
7 Chairperson Yablon declared that the motion passed unanimously.

8
9 Respectfully Submitted,

10
11
12 Gale Cerabona
13 Recorder

14
15 **MINUTES OF APRIL 16, 2026, WERE APPROVED WITHOUT CORRECTIONS.**