

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

MEETING DATE: Thursday, June 18, 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, Treshansky, Weisberg, & Zaransky

Commissioner Absent: Harmelech

Councilmember Absent: Center

Student Council Absent: Zoe Heller

Staff declared that a quorum was present.

Guests Present: Bill Gold & Melissa Klotz/Petitioners

Staff Present: Hoffmann

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Zoning Board of Appeals – May 7, 2026

Commissioner Chase moved to approve the May 7, 2026, regular meeting minutes. Commissioner Zaransky seconded the motion.

On a roll call vote

Voting Yea: Chairperson Yablon; Commissioners Aronoff, Chase, 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 There was no Old Business.

2
3 **NEW BUSINESS**

4 1. #VAR-2026-00070

5 Property: 406 Woodland Road

Appellant: Berna Huebner

6 Zoning District: R5

Address: 406 Woodland Road, Highland Park, IL 60035

7
8 The petitioner, Melissa Koltz, on behalf of the owner, Berna Huebner, 406 Woodland Road, Highland Park, IL
9 60035, requests by authority of Section 150.1204(A)(1), of the Highland Park Zoning Code, a variation of
10 provision Section 150.711, to encroach into the Established Building Setback.

11
12 Planner Hoffmann reviewed the proposal:

- 13 • Project Background
 - 14 ○ new single-family home (single-story)
 - 15 ○ R5 district
- 16 • Site Location
- 17 • Aerial view was shown
- 18 • Plat of Survey
 - 19 ○ existing home will be torn down
- 20 • Established Building Setback/ESB
- 21 • Proposed Work
- 22 • Other Comments
 - 23 ○ tree preservation will be reviewed by Forestry

24
25 Commissioner Zaransky asked, and Planner Hoffmann explained the established-setback rule.

26
27 Chairperson Yablon swore in Petitioners Bill Gold & Melissa Klotz. Mr. Gold explained his family history of
28 the existing house built in the early 50s. He grew up in Highland Park and owns a construction design
29 company. The owners now are not family members.

30
31 Mr. Gold noted this is a Mid-Century Modern design; Modern Ranch. Lot size, setbacks, dimensions, circular
32 drive, and garages were described for the new house. The 3-car garage is in the setback. An interior
33 courtyard will be created. Access is pulling into the garage. Elevations were shown. Materials were
34 described.

35
36 Ms. Klotz explained that the block average is skewed by properties that are setback.

37
38 Mr. Gold discussed the Tree Preservation Plan, and said an arborist would review all of the trees.

39
40 Rationale was offered for the standards for approval (will not impact neighbors or light, hardship; meets
41 spirit of the zoning code, etc.).

42
43 Some ZBA comments are.....

- 44 • Commissioner Zaransky asked, and Mr. Gold said the original plan was meant to be a ranch; however,
45 costs were prohibitive.
- 46 • Chairperson Yablon asked:

1 Chairperson Yablon declared that the motion passed unanimously.
2
3 Respectfully Submitted,
4
5
6 Gale Cerabona
7 Recorder
8
9 **MINUTES OF MAY 7, 2026, WERE APPROVED WITHOUT CORRECTIONS.**