



SEPTEMBER 3, 2025

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, September 3, 2025, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room, Chicago, Illinois 60602.

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- 1. CALL TO ORDER / DECLARATION OF QUORUM**
 - 2. APPROVAL OF MEETING MINUTES FROM AUGUST 6, 2025**
 - 3. UNFINISHED BUSINESS**
 - 4. NEW BUSINESS**

VARIANCE

VA-25-0032

William Linko has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District to increase the height of a fence in the corner yard from the maximum allowed 3 feet to 6 feet for an after-the-fact vinyl fence. The subject property is located within the **17th District** with the common address **16542 Grant Avenue, Orland Park, IL. 60467.**

VA-25-0033

Jose Velasco - Lopez has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to; (1) increase the height of a fence in the front yard from the maximum allowed 3 feet to 4 feet, and (2) increase the height of the fence in the side yard from 3 feet to 6 feet for an after-the-fact fence. The subject property is located within the **9th District** with the common address **123 Gregory Street, Mount Prospect, IL. 60056.**

VA-25-0034

Melinda Sabido & Carlos M. Monsreal has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single-Family Residence District to increase the height of a fence in the front yard from the maximum allowed 3 feet to 4 feet to replace an existing fence. The subject property is located within the **16th District** with the common address **4908 S. Latrobe Avenue, Chicago/Stickney, IL. 60638.**

VA-25-0036

RiDi Inc., acting on behalf of Eigirdas Naujokas, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District to increase the height of the accessory structure from the maximum required 15 feet to a proposed 17 feet. The variance is required to construct a detached garage. The subject property is located within the **14th District** with the common address **219 Beaumont Lane, Barrington, IL. 60010.**

VA-25-0037

Luis Verdejo has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District to increase the height of the accessory structure from the maximum allowed 15 feet to a proposed 20 feet 4 inches. The variance is required to construct a detached garage. The subject property is located within the **16th District** with the common address **2119 Dora Street, Melrose Park, IL. 60164.**

VA-25-0038

Aashish Kapadia has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to; (1) increase the height of the fence in the corner side yard from the maximum allowed 3 feet to 6 feet, and (2) reduce the corner side yard setback from the minimum required 15 feet to 5 feet to relocate an existing shed. The subject property is located within the **9th District** with the common address **106 Crescent Drive, Glenview, IL. 60025.**

VA-25-0039

David Trendl has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to; (1) increase the height of a deck in the front yard from the maximum allowed 4 feet to 4 feet 8 inches, and (2) reduce the front yard setback from the minimum required 25.3 feet (20% of lot dept) to 19 feet for an after-the-fact elevated wood deck. The subject property is located within the **5th District** with the common address **3733 W. 115th Place, Garden Homes/Alsip, IL. 60803.**

VA-25-0040

Clemente Montesdeoca Jr. has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 10,000 square feet to an existing 6,250 square feet, and (2) reduce the lot width from the minimum required 60 ft. to an existing 50 feet to construct a new single-family residence. The subject property is located within the **16th District** with the common address **4906 S. Linder Avenue, Chicago/Stickney, IL. 60638.**

VA-25-0042

Jim and Debra Pahlke have petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single-Family Residence District. The request seeks to increase the height of a fence in the corner side yard from the maximum allowed 3 feet to 5 feet to replace an existing fence. The subject property is located within the **15th District** with the common address **1500 Grant Street, Schaumburg, IL. 60193.**

5. ANNOUNCEMENTS**6. ADJOURNMENT**

NEXT MEETING: OCTOBER 1, 2025, AT 11:00 AM

