



APRIL 2, 2025

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, April 2, 2025, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room.

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1. **CALL TO ORDER / DECLARATION OF QUORUM**
 2. **APPROVAL OF MEETING MINUTES FROM MARCH 19, 2025**
 3. **NEW BUSINESS**

V-25-0007

Thomas Budzik, acting on behalf of Marek Sypolka, 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 reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.45 feet to remodel the interior and exterior of an existing single-family home. The subject property is located within the **9th District** with the common address **134 E. Morrison Avenue, Mt. Prospect, IL. 60056.**

V-25-0008

Jose Ibarra and Eduardo Campuzano have petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks to: (1) increase the height of the masonry wall and pillars in the front yard from the maximum allowed 3 feet to 5 feet, and (2) increase the height of the masonry wall and pillars in the rear yard from the maximum allowed 6 feet to 6.5 feet. The subject property is located within the **6th District** with the common address **22500 Torrence Avenue, Sauk Village, IL. 60411.**

V-25-0009

Action Builders & Remodeling, Inc., c/o Stanislaw Wielocha, 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 sq. ft. to an existing 6,704 sq. ft., (2) reduce the lot width from minimum required 60 ft. to an existing 50 ft., and (3) reduce both left and right interior side yard setbacks from the minimum required 10 ft. to a proposed 5.33 ft. The variance is required to construct a new single-family residence. The subject property is located within the **11th District** with the common address **7033 W. 72nd Place, Chicago/Stickney, IL. 60638.**

4. ANNOUNCEMENTS

5. ADJOURNMENT

NEXT MEETING: May 7, 2025, AT 11:00 AM