



AUGUST 5, 2026

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, August 5, 2026, 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 JULY 1, 2026**
 - 3. UNFINISHED BUSINESS**
 - 4. NEW BUSINESS**

VARIANCE

VA-26-0023

Hardin Builders, Inc., acting on behalf of Steven Trkulja and Janelle Kavalunas, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-5 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,458 square feet, and (2) reduce the lot width from the minimum required 150 feet to an existing 72.6 feet to construct a new single-family residence on a well and septic system. The subject property is located within the **15th District** with the common address **919 S. Summit Street, Barrington, IL. 60010.**

VA-26-0024

Samantha Szpytek, acting on behalf of Devin Ennis, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-6 General Residence District. The request seeks to; (1) increase the height of a fence in the restricted corner side yard setback zone from the maximum allowed 3 feet to 6 feet; (2) reduce the corner side yard setback from the minimum required 15 feet to an existing 12.5 feet, and (3) reduce the separation distance between the principal and accessory structures from 10 feet to an existing 2.5 feet for a metal shed. The subject property is located within the **17th District** with the common address **12872 S. Pebble Drive, Palos Park, IL. 60464.**

VA-26-0026

Shawn O'Malley, acting on behalf of O'Malley Builders, Inc., has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-3 Single Family Residence District. The request seeks to reduce the lot width from the minimum required 150 feet to an existing 117 feet to construct a new single-family residence on a septic system. The subject property is located within the **17th District** with the common address **13210 Da Vinci Street, Lemont, IL. 60439.**

VA-26-0027

Lal Rin Dik has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family District. The request seeks to increase the height of the fence in the corner yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the **9th District** with the common address **9205 N. Lincoln Avenue, Des Plaines, IL. 60016.**

VA-26-0028

Cesar Mendoza has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-5 Single Family Residence District. The request seeks to; (1) reduce the corner side yard setback from the minimum required 15 feet to 1.5 feet for an after-the-fact carport, and (2) increase the height of an after-the-fact replacement fence from the maximum allowed 3 feet to 6 feet. The subject property is located within the **17th District** with the common address **1340 S. Degener Avenue, Elmhurst, IL. 60126.**

VA-26-0029

Mariusz Kicinski has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-5 Single Family Residence District. The request seeks to (1) reduce the front yard setback from the minimum required 30 feet to an existing 20.3 feet for an after-the-fact covered front porch, and (2) reduce the left interior side yard setback from the minimum required 3 feet to an existing 0.55 feet for an existing detached garage. The subject property is located within the **16th District** with the common address **9704 Castello Avenue, Melrose Park, IL. 60164.**

VA-26-0030

Anna Lukaszczyk, acting on behalf of Zdzislaw Mirga, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family District. The request seeks to increase the height of decorative pillars in the front yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the **17th District** with the common address **8910 Elm Street, Burr Ridge, IL. 60527.**

5. ANNOUNCEMENTS**6. ADJOURNMENT**

NEXT MEETING: September 2, 2026, 11:00 AM