



NOVEMBER 5, 2025

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, November 5, 2025, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room, Chicago, Illinois 60602.

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM OCTOBER 15, 2025**
- 3. NEW BUSINESS**

VARIANCE

VA-25-0050

Maulik Patel has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-7 General Residence District to increase the height of a fence in the front yard from the maximum allowed 3 feet to 6 feet for an existing after-the-fact fence. The subject property is located within the **17th District** with the common address **9497 N. Terrace Place, Des Plaines, IL. 60016.**

VA-25-0051

Angelina Latona 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 7,560 square feet, (2) reduce the rear yard setback from 40 feet to an existing 25.8 feet, and (3) reduce the separation distance between the principal and accessory structures from 10 feet to an existing 4.5 feet. The variance is required to construct an addition to the existing single-family residence. The subject property is located within the **9th District** with the common address **503 Cherry Lane, Glenview, IL. 60025.**

VA-25-0054

RH & RH Enterprise LLC, owned by Parviz Haghajj and Fereshteh Kazemi, have 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 to replace an existing fence. The subject property is located within the **14th District** with the common address **4 Cottonwood Road, Northbrook, IL. 60062**

4. UNFINISHED BUSINESS

SPECIAL USE - CONTINUED

SU/UU 25-0002

Jamie Dejuras, acting on behalf of 2nd Gen Properties LLC, has petitioned the Cook County Zoning Board of Appeals for a Special Use for Unique Use to the zoning requirements of the I-1 Restrictive Industrial District to operate a drive-thru restaurant and fast-food business. The subject property is located within the **16th District** with the common address **11223-11225 W. Grand Avenue, Northlake, IL. 60164.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

NEXT MEETING: DECEMBER 3, 2025, AT 11:00 AM

