



AUGUST 6, 2025
PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, August 6, 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 JULY 9, 2025**
- 3. UNFINISHED BUSINESS**

CONTINUED VARIANCES

VA-25-0029

Bert and Deborah Neuland have petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to (1) reduce the lot area from the minimum 20,000 sq. ft. to an existing 16,508 sq. ft., and (2) increase the maximum allowable lot coverage from 35% to 39.2%. The variance is required to construct a new single-family home with an attached garage. The subject property is located within the **17th District** with the common address **5622 Harvey Avenue, La Grange Highlands, IL. 60525.**

VA-25-0030

Anna Lukaszczyk, acting on behalf of Rathfarn Builders, Inc., has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 17,098 sq. ft., and (2) reduce the lot width from 100 feet to an existing 83 feet. The variance is required to construct a new single-family home. The subject property is located within the **17th District** with the common address **5815 Sunset Avenue, La Grange Highlands, IL. 60525.**

VA-25-0031

Anna Lukaszczyk, acting on behalf of Bridget Gricus (Gricus Family RLT DTD), has 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) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 20,000 sq. ft., and (2) reduce the lot width from 150 feet to an existing 100 feet. The variance is required to construct a new single-family home with an attached garage. The subject property is located within the **17th District** with the common address of **10521 Bernice Drive, Palos, IL. 60525.**

4. NEW BUSINESS

SU/UU-25-0003

One Energy Development LLC, acting on behalf of First Developer LLC, has petitioned the Cook County Zoning Board of Appeals for Special Use for Unique Use in the R-4 Single Family District to construct and operate a solar facility that will generate 4.6 megawatts of electricity. The subject property is located within the **6th District** with the common address of **5901 Lincoln Highway, Matteson, IL. 60462.**

DECISION MAKING

SU/UU-25-0001

Northbrook Materials LLC has petitioned the Cook County Zoning Board of Appeals for Special Use for Unique Use in the I-1 Restricted Industrial District to operate a concrete and asphalt recycling facility that includes outdoor storage of uncontained bulk materials, salvage materials yard and waste transfer facility. The subject property is located within the **14th District** with the common address **600 Waukegan Road, Northbrook, IL. 60062.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

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

