



**OCTOBER 1, 2025**

**PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, October 1, 2025, at 11:00 AM located at 69 W. Washington – 22<sup>nd</sup> Floor Conference Room, Chicago, Illinois 60602.

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**1. CALL TO ORDER / DECLARATION OF QUORUM**

**2. APPROVAL OF MEETING MINUTES FROM SEPTEMBER 3, 2025**

**3. UNFINISHED BUSINESS**

**CONTINUED VARIANCES**

**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-25-0037**

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.**

**4. NEW BUSINESS**

**VA-25-0041**

Stephen and Lisa Post 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 required 20,000 square feet to an existing 19,885 square feet, and (2) reduce the side yard setback from the minimum required 15 feet to 12.36 feet for an addition to an existing single-family residence. The subject property is located within the **17th District** with the common address **1931 60<sup>th</sup> Street, LaGrange Highlands, IL. 60525.**

**VA-25-0043**

5755 Sunset LLC (Jesse Rosales) 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 square feet to an existing 17,704 square feet; (2) reduce the front yard setback from the minimum required 34.4 feet (20% of lot dept) to an existing 18.2 feet, and (3) reduce the corner side yard setback from the minimum required 25 feet to an existing 19.1 feet to construct a garage and living room addition to an existing single-family residence. The subject property is located within the **17th District** with the common address **5755 Sunset Avenue, LaGrange Highlands, IL. 60525.**

**VA-25-0044**

Corner Stone Home Improvements (Camila Suzzarini), acting on behalf of Valente Rebolledo, 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 minimum required 10,000 sq. ft. to an existing 9,352.5 sq. ft.; (2) reduce the lot width from the minimum required 60 ft. to an existing 50 ft.; (3) reduce the left interior side yard setback from 10 ft to 5.5 ft.; (4) reduce the right interior side yard setback from 10 ft. to 9.3 ft. (principal structure); (5) reduce the right interior side yard setback from minimum required 3 ft to an existing 2.7 ft.; (6) reduce the front yard setback from the minimum required 30 ft. to 25.5 ft (proposed deck), and (7) reduce right interior side yard setback for an accessory structure from 3 ft. to an existing 2.7 ft. The subject property is located within the **16th District** with the common address **10409 W. Palmer Avenue, Melrose Park, IL. 60164.**

**VA-25-0045**

Birchwood Law, LLC (c/o Atty Katarina Karac & Atty. Josh Braude), acting on behalf of Oakridge Cemetery Inc., 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 increase the height of the accessory structure from the minimum required 15 feet to a proposed 25 feet for a shed to store ground keeping machinery. The subject property is located within the **16th District** with the common address **4301 W. Roosevelt Road, Hillside, IL. 60162.**

**VA-25-0046**

Thomas Gasienica 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 minimum required 40,000 sq. ft. to an existing 12,320 sq. ft.; (2) reduce the lot width from the minimum required 150 ft. to an existing 95.8 ft.; (3) reduce the front yard setback from the minimum required 25.7 ft. (20 % of lot dept) to 21.1 ft.; (4) reduce the left corner side yard setback from minimum required 25 ft. to 13.1 ft.; (5) reduce the right interior side yard setback from minimum required 15 ft to 12.8 ft.; (6) reduce the rear yard setback from the minimum required 50 ft. to 32.6 ft; (7) increase the F.A.R. from the maximum allowed 0.25 to 0.28, and (8) increase the impervious surface coverage from the maximum allowed 35% to 44.7%. The variance is required to construct a new single-family residence on a septic system. The subject property is located within the **17th District** with the common address **15501 117<sup>th</sup> Court, Orland Park, IL. 60467.**

**VA-25-0047**

Henryk Construction 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 minimum required 10,000 sq. ft. to an existing 3142.5 sq. ft.; (2) reduce the lot width from the minimum required 60 ft. to an existing 25 ft.; (3) reduce the front yard setback from the minimum required 25.1 ft. (20 % of lot dept) to a proposed 20 ft.; (4) reduce the left and right interior side yard setbacks from the minimum required 10 ft. to a proposed 3 ft.; (5) reduce the rear yard setback from the minimum required 5 ft. to 3 ft. (accessory structures); (6) increase the F.A.R. from the maximum allowed 0.40 to 0.69, and (7) increase the impervious surface coverage from the maximum allowed 50% to 62%. The variance is required to construct a new single-family residence on sewer service. The subject property is located within the **16th District** with the common address **5004 ½ S. Lotus Avenue, Stickney, IL. 60638.**

**VA-25-0048**

Henryk Construction 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 minimum required 10,000 sq. ft. to an existing 3142.5 sq. ft.; (2) reduce the lot width from the minimum required 60 ft. to an existing 25 ft.; (3) reduce the front yard setback from the minimum required 25.1 ft. (20 % of lot dept) to a proposed 20 ft.; (4) reduce the left and right interior side yard setbacks from the minimum required 10 ft. to a proposed 3 ft.; (5) reduce the rear yard setback from the minimum required 5 ft. to a proposed 3 ft. (accessory structures); (6) increase the F.A.R. from the maximum allowed 0.40 to a proposed 0.69, and (7) increase the impervious surface coverage from the maximum allowed 50% to a proposed 62%. The variance is required to construct a new single-family residence and detached garage

on sewer service. The subject property is located within the **16th District** with the common address **5006 S. Lotus Avenue, Stickney, IL. 60638.**

**VA-25-0049**

Kearney Builders, Inc 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 reduce the lot area from the minimum required 20,000 square feet to an existing 16,000 square feet to construct a single-family residence on sewer service. The subject property is located within the **17th District** with the common address **1333 W. 59<sup>th</sup> Street, LaGrange Highlands, IL. 60525.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**NEXT MEETING:       October 15, 2025, AT 11:00 A.M.**

