



**JULY 9, 2025**

**PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, July 9, 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 JUNE 25, 2025**
- 3. UNFINISHED BUSINESS**
- 4. NEW BUSINESS**

**VARIANCE**

**VA-25-0022**

Thomas Budzik, acting on behalf of Richard Little and Vanessa Walton, has petitioned the Cook County 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 corner side yard setback from the minimum required 25 feet to 15 feet to construct a new single-family residence on sewer service. The subject property is located within the **14<sup>th</sup> District** with the common address **3803 Oak Avenue, Northbrook, IL. 60062.**

**VA-25-0023**

Andres Guerrero has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence Districts. The request seeks to (1) reduce the distance between the principal (house) and accessory structures (detached garage) from the minimum required 10 feet to a proposed 3.4 feet, and (2) increase the impervious surface area from the maximum allowed 35% to a proposed 57.7% to build a front porch and a detached garage onto a single-family residence. The subject property is located within the **16<sup>th</sup> District** with the common address **2314 Calwagner Avenue, Melrose Park, IL. 60164.**

**VA-25-0024**

Deanna Hoyt and Eric Keast have 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 rear yard setback from the minimum required 40 feet to an existing 26 feet to build an addition onto an existing single-family home. The subject property is located within the **14<sup>th</sup> District** with the common address **3015 Knollwood Lane, Glenview, IL. 60025.**

**VA-25-0025**

James and Katharine Baisley 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 increase the height of the fence in the front yard from the maximum allowed 3 feet to 6 feet to replace an existing fence. The subject property is located within the **14<sup>th</sup> District** with the common address **56 Woodley Road, Winnetka, IL. 60093.**

**VA-25-0026**

Janette Urbina 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 3,750 sq. ft.; (2) reduce the lot width from minimum required 60 ft. to an existing 30 ft. ; (3) reduce left side yard setback from minimum required 10 ft. to an existing 2.7 ft.; (4) reduce the right side yard setback from minimum required 10 ft. to an existing 3.1 ft.; (5) reduce rear yard setback from minimum required 5 ft. to 2.6 ft. (existing accessory structure); (6) increase the impervious site coverage from the maximum allowed 50% to an existing 56%, and (7) increase floor area ratio from 0.40 to a proposed 0.60. The variance is required to construct a 2nd story addition onto an existing single-family residence. The subject property is located within the **16th District** with the common address **4746 S. Lorel Avenue, Chicago/Stickney, IL. 60638.**

**VA-25-0027**

Anthony Peraica, acting on behalf of Oscar Ledesma Romero, 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 impervious surface areas from the maximum allowed 50% of the lot area to an existing 57.2% for an after-the-fact concrete patio and parking area. The subject property is located within the **16<sup>th</sup> District** with the common address **4926 S. Lotus Avenue, Chicago/Stickney, IL. 60638.**

**VA-25-0028**

Jeffery Cernek (Glendale Builders LLC), acting on behalf of Holy Resurrection Orthodox Church of Palatine, Illinois, 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 increase the impervious surface area from the maximum allowed 35% to a proposed 49.98% for an addition to an existing church. The subject property is located within the **14th District** with the common address **1449 N. Quentin Road, Palatine, IL. 60078.**

**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 **10521 Bernice Drive, Palos, IL. 60525.**

**5. ANNOUNCEMENTS****6. ADJOURNMENT**

**NEXT MEETING:        AUGUST 6, 2025, AT 11:00 AM**

