



APRIL 1, 2026

**PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, April 1, 2026, 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 MARCH 4, 2025**
  3. **NEW BUSINESS**
  4. **UNFINISHED BUSINESS**

**VARIANCE**

**VA-25-0065**

Francisco Cisneros 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 left interior side yard setback from the minimum required 10 feet to an existing 5.1 feet, (2) reduce the front yard setback from the minimum required 30 feet to an existing 27.4 feet; (3) reduce the distance between the principal and accessory structure from the minimum required 25 feet to 4 feet, and (5) reduce the rear yard setback for an accessory structure from the minimum required 5 feet to an existing 3.3 feet. The variance is required for an addition to a single-family residence. The subject property is located within the **16<sup>th</sup> District** with the common address **11334 W. Grand Avenue, Melrose Park, IL. 60164.**

**VA-26-0004**

Nicolas Ftikas acting on behalf of Nicholas Wrobel has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence District. The request seeks to increase the height of an accessory structure from the maximum allowed 15 feet to 26.5 feet to construct a detached garage to a new single-family residence. The subject property is located within the **17<sup>th</sup> District** with the common address **35 Woodview Lane, Lemont, IL. 60439.**

**VA-26-0005**

John Sugrue, acting on behalf of Rafael and Martha Lopez, 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 the accessory structure from the maximum allowed 15 feet to a proposed 23 feet to construct a pole barn. The subject property is located within the **15<sup>th</sup> District** with the common address **1540 Dale Drive, Elgin, IL. 60120.**

**VA-26-0006**

Nick Smith has petitioned the Zoning Board of Appeals for a variance in the R4 Single Family Residence District. The request seeks to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 19,223 square feet; (2) reduce the left interior side yard setback from 15 feet to an existing 11.7 feet, and (3) reduce the right interior side yard setback from 15 feet to an existing 14.7 feet. The variance is required to construct an addition to the existing single-family residence. The subject property is located within the **17<sup>th</sup> District** with the common address **5741 Vial Parkway, LaGrange, IL. 60525.**

**VA-26-0007**

Micheal and Carrie Mitchell have 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 an existing 10 feet, (2) reduce the interior side yard setback from the minimum required 10 feet to an existing 5 feet, and (3) reduce the front yard setback from the minimum required 30 feet to an existing 24.2 feet. The variance is required for an addition to a single-family residence. The subject property is located within the **17<sup>th</sup> District** with the common address **11955 Overland Trail, Orland Park, IL. 60467.**

**VA-26-0008**

Anna Lukaszczyk, acting on behalf of Dariusz Surry, has petitioned the Zoning Board of Appeals for a variance in the R4 Single Family Residence District. The request seeks to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,429 square feet, and (2) reduce the lot width from 150 feet to an existing 101.3 feet. The variance is required to construct a new single-family residence on a septic system. The subject property is located within the **15<sup>th</sup> District** with the common address **1401 Grant Street, Schaumburg, IL. 60193.**

**VA-25-0009**

Hetal Patel 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 reduce the rear yard setback from the minimum required 40 feet to 38.5 feet for an after-the-fact sunroom addition. The subject property is located within the **9<sup>th</sup> District** with the common address **9387 Parkside Avenue, Des Plaines, IL. 60016.**

**VA-25-0010**

Reynaldo Ochoa, acting on behalf of IZKE, LLC, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-6 Single Family Residence District. The request seeks to reduce the rear yard setback from the minimum required 40 feet to an existing 35.75 feet for an after-the-fact re-roofing of the patio. The subject property is located within the **17<sup>th</sup> District** with the common address **9731 W. Pebble Dr., Palos Park, IL. 60464.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**NEXT MEETING:       MAY 6, 2026, AT 11:00 AM**