



**JULY 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, July 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 June 17, 2026**
- 3. UNFINISHED BUSINESS (Case from June 17, 2026, Public Hearing)**

**VARIANCE**

**VA-26-0012 (Continued from 5/6/2026 and 6/17/2026)**

Nicolas Ron 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 reduce the lot width from the minimum required 150 feet to an existing 100 feet to construct a single-family residence on a septic system. The subject property is located within the **5<sup>th</sup> District** with the common address **3449 W. 192<sup>nd</sup> Street, Homewood, IL. 60430.**

**4. NEW BUSINESS**

**VARIANCE**

**VA-26-0020**

Brandon and Cynthia Klaff-Korfel have 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; (1) reduce the corner side yard setback from the minimum required 25 feet to 15 feet, and (2) increase the height of an accessory structure from the maximum allowed 15 feet to 17 feet to construct a detached garage. The subject property is located within the **17<sup>th</sup> District** with the common address **13147 Windward Trail, Orland Park, IL. 60462.**

**VA-26-0021**

Sheila Cloonan, acting on behalf of Deepak Shah, 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; (1) reduce the lot area from the minimum required 40,000 square feet to an existing 12,704.3 square feet; (2) reduce the lot width from the minimum required 150 feet to an existing 95.9 feet, and (3) increase the Floor Area Ratio (FAR) from the maximum allowed 0.25 to a proposed 0.34. The variance is required to construct a new single-family residence on a septic system. The subject property is located within the **15th District** with the common address **1605 Marion Street (fka 1613 Marion Street), Roselle, IL. 60172.**

**VA-26-0022**

Sheila Cloonan, acting on behalf of Deepak Shah, 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; (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,274.1 square feet; (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet, and (3) increase the Floor Area Ratio (FAR) from the maximum allowed 0.25 to a proposed 0.32. The variance is required to construct a new single-family residence on a septic system. The subject property is located within the **15th District** with the common address **1635 Marion Street (fka 1613 Marion Street), Roselle, IL. 60172.**

**Decision Making**

**MA-26-0001**

James Ohie, acting on behalf of Marcella Welch, has petitioned the Zoning Board of Appeals for a Map Amendment to the zoning requirements in the C-4 General Commercial District. The request seeks a Map Amendment to rezone the subject property, consisting of two parcels, from C-4 General Commercial District to R-4 Single Family Residence District. The Map Amendment is required to bring the existing single-family home into compliance with the current Zoning Ordinance. The subject property is located within the **6<sup>th</sup> District** with the common address **20120 Crawford Avenue, Matteson, IL. 60443.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**NEXT MEETING: August 5, 2026, AT 11:00 AM**