



SEPTEMBER 2, 2026

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, September 2, 2026, 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 AUGUST 5, 2026**
- 3. NEW BUSINESS**
- 4. UNFINISHED BUSINESS**

CONTINUED

VA-26-0028

Cesar Mendoza 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 corner side yard setback from the minimum required 15 feet to 1.5 feet for an after-the-fact carport, and (2) increase the height of an after-the-fact replacement fence from the maximum allowed 3 feet to 6 feet. The subject property is located within the **17th District** with the common address **1340 S. Degener Avenue, Elmhurst, IL. 60126.**

VARIANCE

VA-26-0031

Michael Achim, acting on behalf of Vipul Patel (2nd Gen Properties Grand LLC), has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the I-1 Restricted Industrial District. The request seeks to; (1) reduce the front yard setback from the minimum required 15 feet to 0 feet for an existing non-conforming sign, and (2) increase the height of the fence in the corner yard from the maximum allowed 3 feet to 6 feet to enclose the trash cans. The subject property is located within the **16th District** with the common address **11225 W. Grand Avenue, Northlake, IL. 60164.**

SU-26-0003

Czeslawa Leja has petitioned the Zoning Board of Appeals for a Special Use/Unique Use to the zoning requirements of the R-5 Single Family District. The request seeks to continue using the existing building as a two-family residence in a single-family residence district. The subject property is located within the **16th District** with the common address **10422 Nevada Avenue, Melrose Park, IL. 60164.**

5. ANNOUNCEMENTS**6. ADJOURNMENT**

NEXT MEETING: October 7, 2026, AT 11:00 AM