

THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



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JANUARY 21, 2026

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, January 21, 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 JANUARY 7, 2025**
- 3. NEW BUSINESS**
- 4. UNFINISHED BUSINESS**

CONTINUED

VA-25-0035

Hammer Down Construction LLC, acting on behalf of James Pineda, 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 reduce the front yard setback from the minimum required 26.66 feet (20% of lot depth) to 19.66 feet to build a covered porch over the entrance of the single-family residence. The subject property is located within the **17th District** with the common address **15750 112th Court, Orland Park, IL. 60467.**

VA-25-0056

Daniel and Patrycja Kulikowski have petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence. The request seeks to reduce the lot width from the minimum required 150 feet to an existing 100 feet to construct a new single-family residence on well & septic. The subject property is located within the **14th District** with the common address **690 Echo Lane, Palatine, IL. 60067.**

VA-25-0059

Tanya and George Sourbis 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 reduce the corner side yard setback from the minimum required 25 feet to an existing 11.5 feet for an accessory structure (Chicken Coup). The subject property is located within the **17th District** with the common address **13110 Da Vinci Street, Lemont, IL. 60439.**

VARIANCE

VA-25-0058

Brandon Cruz has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-3 Single Family Residence District. The request seeks to reduce the rear yard setback from the minimum required 50 feet to 38 feet to construct a one-story pool-room addition to a single-family residence. The subject property is located within the **14th District** with the common address **60 Locust Road, Winnetka, IL. 60093**.

VA-25-0063

Irene E. Roman has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-5 Single Family Residence. The request seeks to reduce the lot area from the minimum required 10,000 square feet to an existing 7,919 square feet to construct a new single-family residence with an attached garage. The subject property is located within the **16th District** with the common address **10027 W. Lyndale Avenue, Melrose Park, IL. 60164**.

VA-25-0064

Ryan and Emily Nuzzo Fouts 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 reduce the left interior side yard setback from the minimum required 15 feet to a proposed 9.89 feet to construct an addition to a single-family residence. The subject property is located within the **14th District** with the common address **881 N. Martin Drive, Palatine, IL. 60067**.

VA-25-0067

Joseph Gill 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 fence in the front yard from the maximum allowed 3 feet to a proposed 4 feet. The subject property is located within the **17th District** with the common address **14 Equestrian Way, Lemont, IL. 60439**.

VA-25-0068

Anna Lukaszczyk, acting on behalf of Rapciak Properties LLC, 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 left interior side yard setback from the minimum required 15 feet to an existing 14.5 feet, and (2) reduce the right interior side yard setback from the minimum required 15 feet to an existing 13.6 feet to construct a second story addition to a one-story single-family residence. The subject property is located within the **17th District** with the common address **8111 W. 130th Street, Palos Park, IL. 60464**.

VA-26-0001

Nicholas Forzley has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family District. The request seeks to increase the height of the accessory structure from the maximum allowed 15 feet to 19 feet to construct a home gym in the rear of the residence. The subject property is located within the **17th District** with the common address **15819 132nd St, Lemont, IL. 60439**.

VA-26-0003

Anna Lukaszczyk, acting on behalf of Wieslaw Labaj, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence. The request seeks to; (1) reduce the lot size from the minimum required 40,000 square feet to an existing 13,240 square feet; (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet, and (3) reduce the left side yard setback from the minimum required 15 feet to a proposed 13.07

feet. The variance is required to construct a new single-family residence with an attached garage. The subject property is located within the **15th District** with the common address **1528 Seward Street, Schaumburg, IL. 60193**.

Decision Making

SU/UU 25-0002

Jamie Dejurias, acting on behalf of 2nd Gen Properties LLC, has petitioned the Cook County Zoning Board of Appeals for a Special Use for Unique Use to the zoning requirements of the I-1 Restrictive Industrial District to operate a drive-thru restaurant and fast-food business. The subject property is located within the **16th District** with the common address **11223-11225 W. Grand Avenue, Northlake, IL. 60164**.

5. ANNOUNCEMENTS

6. ADJOURNMENT

NEXT MEETING: FEBRUARY 4, 2026, AT 11:00 AM