



JUNE 17, 2026

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, June 17, 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 June 3, 2026**
- 3. NEW BUSINESS**
- 4. UNFINISHED BUSINESS**

VARIANCE

VA-26-0011

Gary Wapinski 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; (1) reduce the rear yard setback from the minimum required 50 feet to an existing 40 feet (existing non-conforming); (2) increase the Floor Area Ratio from the maximum allowed 0.15 to 0.20, and (3) increase the impervious site surface coverage from the maximum allowed 25% to 28.6% for a proposed front addition to a single-family residence. The subject property is located within the **17th District** with the common address **55 Oakwood Drive, Palos Park, IL. 60464.**

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

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 **5th District** with the common address **3449 W. 192nd Street, Homewood, IL. 60430.**

VA-26-0015

Jaime Gascon, acting on behalf of Sergio Medina, 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 distance between the principal structure (single-family residence) and accessory structure (garage) from the minimum required 10 feet to 5.8 feet to construct a covered patio. The subject property is located within the **5th District** with the common address **20507 Dutra Avenue, Chicago Heights, IL. 60411.**

VA-26-0016 (refer to 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; (1) reduce the right interior side yard setback from the minimum required 15 feet to an existing 9.7 feet, and (2) reduce the front yard setback from the minimum required 40 feet to an existing 39 feet for a garage addition to an existing single-family residence. The subject property is located within the **14th District** with the common address **881 N. Martin Drive, Palatine, IL. 60067.**

VA-26-0018

Anna Lukaszczyk, acting on behalf of John Sz wajnos, 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 left interior side yard setback from the minimum required 15 feet to an existing 9.35 feet to construct a second story addition on an existing single-family residence. The subject property is located within the **14th District** with the common address **25 Pine Tree Road, Northbrook, IL. 60062.**

VA-26-0019

Anna Lukaszczyk, acting on behalf of Bridgette Mulder, 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 impervious lot coverage from the maximum allowed 35% to 49.95% to install an in-ground pool and spa. The subject property is located within the **17th District** with the common address **5828 Edgewood Avenue, LaGrange Highlands, IL. 60525.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

NEXT MEETING: July 1, 2026, AT 11:00 AM