



MAY 7, 2025

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, May 7, 2025, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room.

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES FROM APRIL 2, 2025

3. NEW BUSINESS

V-25-0010

Monica Shamass, acting on behalf of Randhill Park Cemetery Association, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 and R-5 Single Family Residence Districts. The request seeks to increase the height of the fence in the front yard from the maximum allowed 3 feet to 8 feet and the rear yard from the maximum allowed 6 feet to 8 feet. The subject property is located within the **14th District** with the common address **1700 W. Rand Road, Arlington Heights, IL. 60004.**

V-25-0011

Julio Marin, acting on behalf of Himanshu Vyas, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to increase the height of the fence in the front yard from the maximum allowed 3 feet to an existing 6 feet for an after-the-fact fence repair. The subject property is located within the **9th District** with the common address **9258 Greenwood Avenue, Des Plaines, IL. 60016.**

V-25-0012

Brendan Kearney has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to reduce the lot area from the minimum required 20,000 square feet to an existing 16,200 square feet. The variance is required to construct a single-family residence on the property. The subject property is located within the **17th District** with the common address **1715 W. 54th Street, La Grange Highlands, IL. 60525.**

4. OLD BUSINESS

Continued

V-25-0007

Thomas Budzik, acting on behalf of Marek Sypolka, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.45 feet to remodel the interior and exterior of an existing single-family home. The subject property is located within the **9th District** with the common address **134 E. Morrison Avenue, Mt. Prospect, IL. 60056.**

SU 24-0007

Dwight Welch, acting on behalf of Mike Terreault, has petitioned the Cook County Zoning Board of Appeals for a Special Use for a Planned Unit Development (PUD) in the C-4 General Commercial District for repossessed vehicles for shipment to dealers and resellers on property in a flood way. The subject property is located within the **17th District** with the common address of **17000 Wolf Road, Orland Park, IL. 60467**

5. DECISION MAKING

SU/UU-24-0009

TPE IL CK58A, LLC./TPEIL CK58B,LLC., acting on behalf of Amos & Lillian Stuenkel Family Partnership, has petitioned the Cook County Zoning Board of Appeals for Special Use for Unique Use in the R-4 Single Family Residence District to operate 2 separate 5-megawatt AC (MWac) Communities Solar Array interconnected through the ComEd Utility system. The subject property is located within the **6th District** with the common address **22132 Ridgeland Avenue, Matteson, IL. 60443.**

6. ANNOUNCEMENTS

7. ADJOURNMENT

NEXT MEETING: JUNE 7, 2025, AT 11:00 AM

