



**JUNE 4, 2025**  
**PUBLIC HEARING AGENDA**

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

**VA-25-0008**

Jose Ibarra and Eduardo Campuzano 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: (1) increase the height of the masonry wall and pillars in the front yard from the maximum allowed 3 feet to 5 feet, and (2) increase the height of the masonry wall and pillars in the rear yard from the maximum allowed 6 feet to 6.5 feet. The subject property is located within the **6th District** with the common address **22500 Torrence Avenue, Sauk Village, IL. 60411.**

**4. NEW BUSINESS**

**VARIANCE**

**VA-25-0013**

Devon Gray, acting on behalf of Vicente Figueroa and Elpidea Tejeda, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence Districts. The request seeks to; (1) reduce the distance between the principal and accessory structures from the minimum required 10 feet to an existing 5.8 feet, and (2) reduce the rear yard setback for an accessory structure from the minimum required 5 feet to 3 feet for an after-the-fact first and second story addition onto an existing single-family residence. The subject property is located within the **5th District** with the common address **11839 S. Harding Avenue, Garden Homes, IL. 60803.**

**VA-25-0015**

Algis Rugienius (Morris Engineering), acting on behalf of Leo Cattoni, 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 increase the height of an accessory structure from the maximum allowed 15 feet to 26.6 feet to construct a garage to store a boat. The subject property is located within the **17th District** with the common address **13206 Archer Avenue, Lemont, IL. 60016.**

**VA-25-0016**

Petru Rusu 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 lot area from the minimum required 40,000 square feet to an existing 21,775 square feet. The variance is required to construct a single-family residence on a septic system. The subject property is located within the **14<sup>th</sup> District** with the common address **3216 N. Salk Road, Arlington Heights, IL. 60004.**

**VA-25-0017**

Skycrest Homes LLC, acting on behalf of Dan Beniek, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence Districts. The request seeks to; (1) reduce the lot area from the minimum required 40,000 square feet to an existing 17,602, and (2) reduce the lot width from the minimum required 150 feet to an existing 95 feet. The variance is required to construct a new single-family residence on a septic system. The subject property is located within the **15<sup>th</sup> District** with the common address **1011 Prairie Avenue, Barrington, IL. 60010.**

**VA-25-0018**

Lyzenga Construction LLC (Daniel Lyzenga), acting on behalf of Gertrude Holleman, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence Districts. The request seeks to; (1) reduce the lot area from the minimum required 40,000 square feet to an existing 19,668 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 132 feet, and (3) reduce the corner side yard setback from the minimum required 25 feet to an existing 7.8 feet (accessory structure). The variance is required to construct a new single-family residence on a septic system. The subject property is located within the **4<sup>th</sup> District** with the common address **1469 184<sup>th</sup> Street, Lansing, IL. 60438.**

**VA-25-0019**

Michael Downes (Downes Pool Co.), acting on behalf of Vincent Cook, has 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 increase the impervious surface area from the maximum allowed 25% of lot area to 27.4 % of lot area. The variance is required to demo and replace the in-ground pool, spa and patio on the property. The subject property is located within the **14<sup>th</sup> District** with the common address **84 Locust Road, Winnetka, IL. 60093.**

**VA-25-0020**

Atoine Yazgi has 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 increase the height of the accessory structures from the maximum allowed 15 feet to 18 feet to construct two (2) pole barns. The subject property is located within the **5<sup>th</sup> District** with the common address **3558 198<sup>th</sup> Street, Flossmoor, IL. 60422.**

**VA-25-0021**

M.J. & B. Contractors, Inc., acting on behalf of Dan and Brenda Saban, has petitioned the Cook County 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 rear yard setback from the minimum required 40 feet to a proposed 28.7 feet. The variance is required to remove an existing brick paver patio and construct a new elevated wood deck. The subject property is located within the **15<sup>th</sup> District** with the common address **2049 Cheshire Drive, Hoffman Estates, IL. 60192.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**NEXT MEETING: JUNE 25, 2025, AT 11:00 AM**

