THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

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NOVEMBER 4, 2026

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, November 4, 2026, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room, Chicago, Illinois 60602.

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1. **CALL TO ORDER / DECLARATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES FROM OCTOBER 7, 2026**
3. **NEW BUSINESS**
4. **UNFINISHED BUSINESS**

VARIANCE

VA-26-0040
Rosa Monarrez has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family District. The request seeks to increase the height of the fence in the corner yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the 16**th District** with the common address 2**400 Melrose Avenue, Melrose Park, IL. 60164.**

VA-26-0041
Clear Channel Outdoor LLC – Scott Hannion, acting on behalf of Dunning Park Inc. – Daniel Szkirpa (Ahmad Alramahi c/o Trust # 9002350383), has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the I-3 Intensive Industrial District. The request seeks to; (1) reduce the lot area from the minimum required 20,000 square feet to an existing 4,656 square feet; (2) reduce the lot width from the minimum required 100 feet to an existing 66 feet (median); (3) reduce the corner side yard setback from the minimum required 30 feet to a proposed 20.8 feet, and (4) reduce the separation distance between the proposed billboard and forest preserve district boundary from the minimum required 500 feet to 320 feet. The variance is required to build a new billboard. The subject property is located within the **17th District** with the common address **13000 Grant Road, Lemont, IL. 60439.**

VA-26-0044
Matthew Veesaert has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family District. The request seeks to reduce the rear yard setback from the minimum required 40 feet to an existing 20.5 feet to construct a second story addition to a single-family home. The subject property is located within the **17th District** with the common address **6255 W. 127th Street, Palos Heights, IL. 60463.**

VA-26-0045
James and Amtigoni Sotiros have petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family District. The request seeks to increase the height of the fence in the corner side yard from the maximum allowed 3 feet to 6 feet to replace the existing wood fence. The subject property is located within the 17**th District** with the common address **11637 Logan Court, Orland Park, IL. 60467.**

EXTENSION OF TIME

VA-25-0049
Kearney Builders, Inc. has petitioned the Zoning Board of Appeals for an Extension of Time to a previously granted variance (October 1, 2025). The approved variance sought to reduce the required lot area from the minimum 20,000 square feet to an existing 16,000 square feet to permit the construction of a new single-family residence on sewer service. The subject property is located within the **17th District** with the common address **1333 W. 59th Street, LaGrange Highlands, IL 60525.**

DECISION MAKING

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 16**th District** with the common address **10422 Nevada Avenue, Melrose Park, IL. 60164.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

NEXT MEETING: November 18, 2026, AT 11:00 AM