



**AUGUST 4, 2021  
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals on Wednesday, August 4, 2021 at 10:00 A.M. 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 JULY 7, 2021**
  - 3. OLD BUSINESS**

**CONTINUED VARIANCE**

- V 21-36** Paul and Laura Johnson have 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 a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 5 feet. The subject property is located within the **17th District** with the common address of **13020 Holmes Drive, Palos Park, IL. 60464.**

**4. NEW BUSINESS**

**VARIANCE**

- V 21-35** Paul and Ashlee Winkler, have 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: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 10,411 square feet and (2) reduce the lot width from the minimum required 100 feet to an existing 89.9 feet for an-after-the-fact fence replacement. The subject property is located within the **17th District** with the common address of **5910 S. Brainard Avenue, LaGrange Highlands, IL. 60525.**
- V 21-41** Anna Lukaszczyk, acting on behalf of Jan Mietus, 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: (1) reduce front yard setback from minimum required 40 feet to 23.5 feet, and (2) reduce side yard setback from 15 feet to 7.4 feet (existing) for an addition to an existing single-family residence. The subject property is located within the **17th District** with the common address of **11948 Walker Road, Lemont, IL. 60439.**
- V 21-42** Gerald Batchelor 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 a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the **6th District** with the common address of **6801 W. 157th Place, Tinley Park, IL. 60477.**

- V 21-43** George Koro has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-7 Single Family Residence District. The request seeks to increase the height of fence in the corner side yard from maximum allowed 3 feet to 6 feet. The subject property is located within the **17th District** with the common address of **9401 N. Dee Road, Des Plaines, IL. 60016.**
- V 21-44** Marlo Montesclaros 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 fence in the corner side yard from maximum allowed 3 feet to 4 feet. The subject property is located within the **15th District** with the common address of **31W061 Wolsfeld Drive, Elgin, IL. 60120.**
- V 21-45** Alla Salah has petitioned the Cook County Zoning Board of Appeals for a variance to zoning requirements of the R-5 Single Family Residence District to increase the height of fence in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **17th District** with the common address of **13601 Old Post Road, Orland Park, IL. 60467.**
- V 21-46** Anna Lukaszczyk, acting on behalf of Ryszard Witkowski, 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: (1) reduce the lot area from minimum required 40,000 square feet to 20,009 square feet (existing) and (2) reduce lot width from minimum required 150 feet to 107 feet (existing) for an addition to the existing single-family residence. The subject property is located within the **17th District** with the common address of **10 115th Street, Lemont, IL. 60439.**
- V 21-47** Mircea Han has petitioned the Cook County 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 right interior side yard setback from the minimum required 15 feet to 12 feet (existing) to add a roof onto the patio in the rear of the home. The subject property is located within the **9th District** with the common address of **10059 Meadow Lane, Des Plaines, IL. 60016.**
- V 21-48** Dobre Jovanovski has petitioned the Cook County Zoning Board of Appeals for a variance to zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 16,233 square feet and (2) reduce the front yard setback from the minimum required 30.5' (@ 20% lot depth) to 23.5' (proposed covered porch) to construct an addition onto an existing single-family residence. The subject property is located within the **17th District** with the common address of **5810 Laurel Avenue, LaGrange, IL. 60525.**

### DECISION MAKING

**MA 21-01 &  
SU 21-02**

294 Inc., acting on behalf of 1031 Barrington Inc. has petitioned the Zoning Board of Appeals for a Map Amendment (MA) with a companion Special Use for Unique Use (SU) in a C-1 Restricted Business District. The applicant is requesting a Map Amendment to rezone the subject property from a C-1 Restricted Business District to a C-4 General Commercial District in order to operate a convenience store with a liquor license and video gaming machine within the existing gasoline station/convenience store. The applicant is seeking a Special Use for Unique Use, if the companion Map Amendment is granted, to allow for a proposed drive-thru facility for the existing convenience store. The subject property is located within the **9th District** with the common address of **9660 Golf Road, Des Plaines, IL. 60016.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING:     SEPTEMBER 1, 2021 AT 10:00 A.M.**