



**DECEMBER 2, 2020**  
**PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, December 2, 2020 at 10:00 A.M. In compliance with President Preckwinkle's Executive Orders 2020-11 attendance at this meeting will be by remote means only.

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1. **CALL TO ORDER / DECLARATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES FROM NOVEMBER 4, 2020**
3. **OLD BUSINESS**
4. **NEW BUSINESS**

**CONTINUED**

**V-20-21** Anthony Klytta, Esq., acting on behalf of Willem De Koning has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R4 Single Family Residence District. The request seeks to reduce the corner side yard setback from the minimum required 25 ft. to a proposed 15 ft. The request is needed to allow for the construction of a detached 3 car garage. The subject property is located within the **17th District** with the common address of **6200 Blackstone Avenue, LaGrange Highlands, IL. 60525.**

**VARIANCE**

**V-20-27** Katarzyna Strama has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R4 Single Family Residence District. The request seeks to; (1) reduce the lot width from the minimum required 100 ft. to an existing 84 feet, and (2) reduce the left interior side yard setback from the minimum required 15 feet to an existing 6 feet 8 inches. The request is needed to construct an addition onto an existing single-family residence with an attached garage. The subject property is located within the **17th District** with the common address of **1316 W. 59th Street, LaGrange, IL. 60525.**

**V-20-37** Anna Lukaszczyk, acting on behalf of S & L Stickney Property, Inc. have petitioned the Zoning Board of Appeals for a variance to the requirements of the R-5 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 10,000 sq. ft. to 3,772 sq. ft., (2) reduce the lot width from minimum required 60 ft. to 30 ft., (3) reduce the front yard setback from the minimum required 25.1 ft. (@20% of lot dept) to 20 ft., (3) reduce both (left and right) interior side yard setbacks from 10 ft. to 3 ft. , (4) reduce the rear yard setback for an accessory structure from the minimum required 5 ft. to 3 ft., and (5) increase the FAR from the maximum allowed 0.4 to 0.47. The request is needed to construct a new single-family residence with a detached garage. The subject property is located within the **16th District** with the common address of **4804 S. Lorel Avenue, Stickney, IL. 60638.**

**V-20-38** Anna Lukaszczyk, acting on behalf of S & L Stickney Property, Inc. have petitioned the Zoning Board of Appeals for a variance to the requirements of the R-5 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 10,000 sq. ft. to 3,772 sq. ft., (2) reduce the lot width from minimum required 60 ft. to 30 ft., (3) reduce the front yard setback from the minimum required 25.1 ft. (@20% of lot dept) to 20 ft., (4) reduce both (left and right) interior side yard setbacks from 10 ft. to 3 ft. , (4) reduce

the rear yard setback for an accessory structure from the minimum required 5 ft. to 3 ft., and (5) increase the FAR from the maximum allowed 0.4 to 0.47. The request is needed to construct a new single-family residence with a detached garage. The subject property is located within the **16th District** with the common address of **4806 S. Lorel Avenue, Stickney, IL. 60638.**

**V-20-39** GISS, Inc, acting on behalf of the owner, Dolores Kowolski has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the I-1 Restricted Industrial District. The request seeks to increase the height of a fence in the front and rear yard (through lot) from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the **15th District** with the common address of **2324 Landmeier Rd., Elk Grove Village, IL. 60007.**

**V-20-40** Em Ramangkoun, acting on behalf of Wat Lao Buddha Samaggi of Elgin, 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 front yard from the maximum allowed 3 feet to a proposed 5 feet. The subject property is located within the **15th District** with the common address of **78 King Arthur Court, Elgin, IL. 60120.**

**V-20-41** Martin and Mary Ann Pellicore have petitioned the Zoning Board of Appeals for a variance to the R-4 Single Family Residence District. The request seeks to reduce the right interior side yard setback from the minimum required 15 ft. to a proposed 3 ft. The variance is needed to construct a four (4) car tandem garage with a breezeway attached to the existing principle residence. The subject property is located within the **6th District** with the common address of **13039 S. Monitor Avenue, Palos Heights, IL. 60463.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING:            JANUARY 6, 2021 AT 10:00 A.M. (THIS WILL BE A VIRTURAL MEETING)**