



JANUARY 5, 2022
PUBLIC HEARING AGENDA

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, January 5, 2022, at 10:00 AM. In compliance with the Governor's Executive Orders 2021-15 attendance at this meeting will be by remote means only.

1. **CALL TO ORDER / DECLARATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES FROM NOVEMBER 3, 2021**
3. **UNFINISHED BUSINESS**

DECISION MAKING

SU 21-06 Omar Muthana has petitioned the Zoning Board of Appeals for a Special Use to the zoning requirements of the C-4 General Commercial District. The Special Use is needed to expand an existing restaurant to include a drive thru window. The subject property is located within the **16th District** with the common address of **2441 N. Mannheim Road, Franklin Park, IL. 60131.**

4. **NEW BUSINESS**

VARIANCE

V-21-63 Wilson Ishu has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-5 Single Family Residence District to increase the height of the fence located in the corner side yard from maximum allowed 3 feet to 5 feet. The subject property is located within the **14th District** with the common address of **808 Revere Road, Glenview, IL. 60025.**

V-21-64 Mark Marschitz (Forest Ave. Properties), has petitioned the Zoning Board of Appeals, for a variance to the zoning requirements of the R-5 Single Family Residence District. The variance is needed to reduce the rear yard setback from the minimum required 40 feet to an existing 27.8 feet to construct an addition onto an existing single-family residence. The subject property is located within the **6th District** with the common address of **11839 S. Harding Avenue, Alsip, IL. 60803.**

V-21-65 Seth Levitz has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-3 Single Family Residence District to increase the height of a fence on a through lot from the maximum allowed 6 feet to 7 feet. The variance is required to replace an existing fence. The subject property is located within the **13th District** with the common address of **2 Woodley Road, Winnetka, IL. 60093.**

V-21-66 John Sugrue, acting on behalf of Juan Carlos Cedillo and Juana Saldiver, 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; (1) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.40 to an existing 0.52, and (2) increase the height of the fence located in the front yard from the maximum allowed 3 ft. to 6 ft. The subject property is located within the **16th District** with the common address of **5005-07 S. Latrobe Avenue, Chicago, IL. 60638.**

- V-21-67** Gabriela Aguiluz has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-5 Single Family Residence District to increase the height of the fence located in the front yard from maximum allowed 3 feet to 6 feet. The subject property is located within the **16th District** with the common address of **4818 S. Linder Avenue, Chicago, IL. 60638.**
- V-21-68** Michael Mangaras has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-4 Single Family Residence District to increase the height of the fence located in the corner side yard from maximum allowed 3 feet to 6 feet for an after the fact replacement of an existing fence. The subject property is located within the **17th District** with the common address of **8001 W. 129th Street, Palos Park, IL. 60464.**
- V-21-69** John Khamo has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-5 Single Family Residence District to increase the height of the fence located in the corner side yard from maximum allowed 3 feet to 6 feet. The subject property is located within the **14th District** with the common address of **601 Elmdale Road, Glenview, IL. 60025.**
- V-22-01** Anna Lukaszczyk, acting on behalf of J & E Development, Inc., 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; (1) reduce the corner side yard setback from the minimum required 15 ft. to 10 ft. (existing), and (2) reduce the rear yard setback from the minimum required 40 ft. to 20 ft. (existing) for a second story addition onto an existing single-family home. The subject property is located within the **9th District** with the common address of **132 Julie Lane, Glenview, IL. 60025.**

EXTENSION OF TIME

- V-20-30** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for an Extension of Time to a previously granted variance in the R-4 Single Family Residence District. The granted variance sought to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,321 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request was needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021. The subject property is located within the **17th District** with the common address of **16530 Grant Avenue, Orland Park, IL. 60467.**
- V-20-31** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for an Extension of Time to a previously granted variance in the R-4 Single Family Residence District. The granted variance sought to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,377.15 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021. The subject property is located within the **17th District** with the common address of **16526 Stuart Avenue, Orland Park, IL. 60467.**

V-20-32

Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for an Extension of Time to a previously granted variance in the R-4 Single Family Residence District. The granted variance sought to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,377.84 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021. The subject property is located within the **17th District** with the common address of **16533 Grant Avenue, Orland Park, IL. 60467.**

DECISION MAKING

SU-21-07

Joseph Burke has petitioned the Cook County Zoning Board of Appeals for a Special Use for PUD in the R-4 Single Family Residence District. The Special Use is needed to install an inground pool on property designated "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The subject property is located within the **17th District** with the common address of **5341 S. Edgewood Avenue, LaGrange Highlands, IL. 60525.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: February 2, 2022, AT 10:00 A.M.