



**JUNE 1, 2022  
PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, June 1, 2022, at 10:00 AM. The ZBA will hold this meeting in accordance with the Illinois Open Meetings Act. The ZBA Board will be physically present at 69 W. Washington – 29<sup>th</sup> Floor Conference Room. Applicants and members of the public will remain remote until further notice.

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- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM MAY 4, 2022**
- 3. UNFINISHED BUSINESS**
- 4. NEW BUSINESS**

**CONTINUED**

- V-22-06** Anna Lukaszczyk, acting on behalf of Andrez and Maria Lowisz, 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 detached garage from the maximum allowed 15 feet to a proposed 21.3 feet. The subject property is located within the **17th District** with the common address of **11500 91st Street, Burr Ridge, IL. 60427.**
- V-22-13** Shawn O'Mally (O'Mally Builders Inc.), has petitioned the Zoning Board of Appeals, for a variance to the zoning requirements of the R-4 Single Family Residence District. The variance is needed to reduce the rear yard setback from minimum required 50 feet to a proposed 33.1 feet to construct a new single-family residence. The subject property is located within the **17th District** with the common address of **1380 W. 52nd Place, LaGrange Highlands, IL. 60525.**
- V-22-14** Josiah and Alberto Vasquez 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 left interior side yard setback from the minimum required 15 ft. to an existing 9.8 ft., and (2) reduce the rear yard setback from the minimum required 50 ft. to an existing 27.7 ft. The request is needed to bring the property into compliance while renovating and remodeling an existing single-family residence. The subject property is located within the **15th District** with the common address of **424 Pleasant Drive, Schaumburg, IL. 60193.**
- V-22-16** Ammar & Sabiya Shaikh have petition 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 lot width from 150 ft. to an existing 100 ft.; (2) to reduce left interior side yard setback from minimum required 15 ft. to a proposed 12 ft. and (3) reduce right interior side yard setback from minimum required 15 ft. to a proposed 10 ft. The request is needed to construct a new single-family residence on well and septic. The subject property is located within the **15th District** with the common address of **427 Pleasant Drive, Schaumburg, IL. 60193.**

## VARIANCE

- V-22-18** Anna Lukaszczyk, acting on behalf of, Marcin and Carrie Plis, has petition the 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 minimum required 15 ft. to a proposed 11.2 ft. for an addition onto a single-family residence. The subject property is located within the **17th District** with the common address of **12713 S. 81st Court, Palos Park, IL. 60464.**
- V-22-19** Andrew Venamore, acting on behalf of, Bill Karas, has petition the Zoning Board of Appeals for a variance to the zoning requirements of the R-6 General Residence District. The request seeks to reduce the rear yard setback from minimum required 40 ft. to 26 ft. to replace the existing sunroom with another of the same size and configuration. The subject property is located within the **17th District** with the common address of **12733 S. Pebble Drive, Palos Park, IL. 60464.**
- V-22-22** Dia Azra has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-6 General 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 **17th District** with the common address of **12900 S. Parkside Dr., Palos Park, IL. 60464.**
- V-22-23** Carolina and Andre Kazimierski 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 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 **17th District** with the common address of **1155 W. Plainfield Road, LaGrange Highlands, IL. 60525.**

## SPECIAL USE

- SU-22-01 & V-22-15** 4751 S. Central LLC, acting on behalf of J & R Estates, LLC (Jay Series), has petitioned the Zoning Board of Appeals for a Special Use (SU) for a Unique Use with a companion Variance (V-22-15) to the zoning requirements of the C-5 Commercial Transition District. The applicant is requesting a Special Use for a Unique Use to construct a new coffee shop with a drive thru lane. The applicant is also requesting a companion Variance to; (1) reduce the number of required parking spaces from 115 to 22, and (2) reduce the front yard setback from the minimum required 30 ft. to 13.75 ft. if granted under the companion SU/UU (SU-22-01). The subject property is located within the **16th District** with the common address of **4751 South Central Avenue, Chicago/Stickney, IL. 60638.**

### 5. ANNOUNCEMENTS

### 6. ADJOURNMENT

### 7. NEXT MEETING: JULY 6, 2022, AT 10:00 A.M.