



**JULY 6, 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, July 6, 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 JUNE 1, 2022**
  - 3. UNFINISHED BUSINESS**

**CONTINUED**

- 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-22-19** 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 feet to 26 feet 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.**

**4. NEW BUSINESS**

**VARIANCE**

- V-22-20** Matthew Vargas and Tolly Baseman 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 lot the area from the minimum required 20,000 square feet to 17,212 square feet (existing); (2) to reduce right interior side yard setback from minimum required 15 feet to 9.9 feet (existing), and (3) reduce left interior side yard setback from minimum required 15 feet to 11.5 feet (proposed). The request is needed to construct an addition onto an existing single-family residence on sewer service. The subject property is located within the **17th District** with the common address of **5940 S. Peck Avenue, LaGrange Highlands, IL. 60525.**
- V-22-24** Louis Banks (Louis Banks Design Build, Inc), acting on behalf of Michael Callahan, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District to reduce the rear yard setback from minimum required 50 feet to 30 feet. The variance is needed to bring the home into conformance and to construct an addition onto the existing single-family residence. The subject property is located within

the **13th District** with the common address of **76 Locust Road, Winnetka, IL. 60093.**

- V-22-25** Sarah Engebretson 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 6 feet. The subject property is located within the **17th District** with the common address of **15800 114th Court, Orland Park, IL. 60467.**
- V-22-26** David & Susan Reisberg 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 6 feet. The subject property is located within the **17th District** with the common address of **1704 W. 55th Street, LaGrange Highlands, IL. 60525.**
- V-22-27** Kathy Litsos-Jaime 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 increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **16th District** with the common address of **10811 W. Wrightwood Avenue, Melrose Park, IL. 60164.**
- V-22-28** Anna Lukaszczyk, acting on behalf of Andy Guzy, 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 the minimum required 40,000 sq. ft. to an existing 29,753 sq. ft., (2) reduce the lot width from minimum required 150 ft. to an existing 100 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to 10.3 feet for the principal building and 4.7 feet for the accessory structure (wing wall), (4) reduce the right interior side yard setback from the minimum required 15 ft. to 12.7 feet at the building envelop and 7.1 feet for the accessory structure (wing wall), and (5) increase the F.A.R. from the maximum allowed 0.15 to 0.21. The request is needed to construct a new single-family residence with an attached garage. The subject property is located within the **17th District** with the common address of **14241 Hillcrest Road, Lemont, IL. 60439.**

#### **SPECIAL USE**

- SU-22-02 & V-22-21** WT Group (Christian Kalischefski), acting on behalf of Lenny's Gas N Wash 50th & Central, LLC, has petitioned the Zoning Board of Appeals for a Special Use (SU) for a Unique Use with a companion Variance (V-22-21) to the zoning requirements of the C-4 General Commercial District. The applicant is requesting a Special Use for a Unique Use to operate a commercial fueling station for local truck traffic. The companion Variance request seeks to reduce the corner side yard setback from the minimum required 30 feet to 13 feet, 4 inches to construct a commercial fueling station if granted under the companion Special Use (SU-22-02). The subject property is located within the **16th District** with the common address of **5009 S. Central Avenue, Chicago/Stickney, IL. 60638.**

#### **5. ANNOUNCEMENTS**

#### **6. ADJOURNMENT**

#### **7. NEXT MEETING: AUGUST 3, 2022, AT 10:00 A.M.**