



**SEPTEMBER 7, 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, September 7, 2022, at 10:00 AM. The ZBA will hold this meeting in accordance with the Illinois Open Meetings Act. ZBA staff will be physically present at 69 W. Washington – 29th Floor Conference Room. Applicants and members of the public will remain remote until further notice.

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM AUGUST 3, 2022**
- 3. UNFINISHED 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-22-28** 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.

4. NEW BUSINESS

VARIANCE

- V-22-34** Anna Lukaszczyk, acting on behalf of RJMC Properties LLC, 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 the lot area from the minimum required 40,000 sq. ft. to an existing 18,669 sq. ft., (2) reduce the rear yard setback from the minimum required 50 ft. to 24.9 ft. (existing principal building), and (3) reduce the right interior side yard setback from 5 ft. to 2.4 ft. (existing accessory structure). The variance is required to construct a 2nd story addition onto a single-family residence. The subject property is located within the **16th District** with the common address of **14041 Central Avenue, Midlothian, IL. 60445.**
- V-22-35** Abelardo Rodriguez 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 for an after the fact replacement of an existing fence. The subject property is located within the **16th District** with the common address **2051 Kirschoff Street, Melrose Park, IL. 60164.**
- V-22-36** Timothy Mallder 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 front yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **6th District** with the common address **6201 W. 127th Street, Palos Heights, IL. 60463.**

DECISION MAKING

- 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: **OCTOBER 5, 2022, AT 10:00 A.M.**