



**DECEMBER 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, December 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 NOVEMBER 2, 2022**
- 3. UNFINISHED BUSINESS**

V-22-38 Elder Arreaza 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 rear yard setback for the accessory shed from the minimum required 5 ft. to an existing 2.5 ft., and (2) reduce the side yard setback for the accessory shed from 3 ft. to 1 ft. (existing). The variance is required to bring the existing shed into conformance. The subject property is located within the **16th District** with the common address of **133 Winters Drive, Melrose Park, IL. 60164.**

4. NEW BUSINESS

VARIANCE

V-22-47 Jamie Carrasco 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 lot area from the minimum required 10,000 sq. ft. to an existing 6758.3 sq. ft., (2) reduce the lot width from the minimum required 60 ft. to 50 ft. (existing), (3) reduce the front yard setback from the minimum required 27 ft. (at 20% of lot depth) to 20 ft. (proposed), (4) reduce the right interior side yard setback from the minimum required 10 ft. to 5 ft. (proposed), and (5) increase the floor area ratio (F.A.R.) from the maximum allowed 0.40 to 0.52 to construct a new single family residence. The subject property is located within the **11th District** with the common address of **7016 W. 74th Place, Chicago/Stickney, IL. 60638.**

V-22-48 Leo & Nikole Galanes have petitioned the Zoning Board of Appeals for a Variance to the zoning requirements of the R-3 Single Family Residence District to increase the height of the accessory structure (deck) from maximum allowed 15 ft to 19.8 ft. (proposed) for an after-the-fact (ATF) construction of a deck. The subject property is located within the **17th District** with the common address of **4 Equestrian Way, Lemont, IL. 60439.**

V-22-49 Craig Flaming - Trustee has petitioned the Zoning Board of Appeals for a Variance to the zoning requirements in the R-4 Single Family Residence District to increase the height of an accessory structure from maximum allowed 15 ft. to 21 ft. for an after the fact shed with attic. The subject property is located within the **14th District** with the common address **4545 Forest View Dr, Northfield, IL. 60062.**

V-22-50

Ben Osler has petitioned the Zoning Board of Appeals for a Variance to the zoning requirements in the R-5 Single Family Residence District. The request seeks to; (1) reduce the corner side yard setback from 15 ft to 7.5 ft (existing), (2) reduce the interior side yard setback from 10 ft to 8.3 ft. (existing), and (3) reduce the distance between principal and accessory structures from minimum required 10 ft, to 1 ft. (proposed) for an after the fact covered Patio. The subject property is located within the **9th District** with the common address **111 E. Brookfield Ave, Mt Prospect, IL. 60056.**

MAP AMENDMENT

MA-22-01

Schneider Resources, Inc, acting on behalf of CPI/DSP 4900 S. Merrimac, Owner LLC, has petitioned the Zoning Board of Appeals for a Map Amendment (MA) in the I-3 Intensive Industrial District. The applicant is requesting a Map Amendment to rezone the subject property from I-3 to I-4 (Motor Freight District) to permit the operation of a trucking facility with a motor freight terminal, slow-maneuver driver training yard and trailer, and truck storage. The subject property is located within the **16th District** with the common address **4900 S. Merrimac Avenue, Chicago/Stickney, IL. 60638.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: JANUARY 4, 2023, AT 10:00 A.M.