



**NOVEMBER 1, 2023  
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, November 1, 2023, at 11:00 AM located at 69 W. Washington – 22<sup>nd</sup> Floor Conference Room D.

- 
1. **CALL TO ORDER / DECLARATION OF QUORUM**
  2. **APPROVAL OF MEETING MINUTES FROM SEPTEMBER 6, 2023**
  3. **UNFINISHED BUSINESS**
  4. **NEW BUSINESS**

**VARIANCE**

- V-23-36** Margaret Las, acting on behalf of Ondrej Jadrny, 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 front yard setback from the minimum required 27 feet (@ 20% of lot depth) to 19.51 feet, and (2) reduce the corner side yard setback from 15 feet to 5 feet. The variance is required to construct a single-family residence, and to bring an after the fact detached garage into conformance with the Cook County Zoning Ordinance. The subject property is located within the **11th District** with the common address **7058 W. 73rd Street, Chicago/Stickney, IL. 60638.**
- V-23-37** Anna Lukaszczyk, acting on behalf of Gina Connors, 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 13,127 sq. ft. (existing), (2) reduce the lot width from minimum required 150 ft. to 132.3 ft. (existing), and (3) reduce the rear yard setback from 50 ft. to 21.3 ft. The variance is required to construct a new single-family residence on well and septic. The subject property is located within the **17th District** with the common address **11300 157th Street, Orland Park, IL. 60467.**
- V-23-38** Musarrat Hussain 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 in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **9th District** with the common address of **9549 Forest Place, Des Plaines, IL. 60016.**

**SPECIAL USE**

- SU-23-03** Carlos Santucci, acting on behalf of Avalon Equities Techny, LLC, has petitioned the Zoning Board of Appeals for a Special Use (SU) in the R6 General Residence District. The SU is required to operate a commercial, private indoor recreational facility. The subject property is located within the **14th District** with the common address of **3600 Techny Road, Northbrook, IL. 60062.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING:      NOVEMBER 15, 2023**