



MARCH 3, 2021

PUBLIC HEARING AGENDA

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, March 3, 2021 at 10:00 A.M. In compliance with President Preckwinkle's Executive Orders 2020-11 attendance at this meeting will be by remote means only.

1. **CALL TO ORDER / DECLARATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES FROM FEBRUARY 3, 2021**
3. **OLD BUSINESS**
4. **NEW BUSINESS**

CONTINUED

V-20-21 Anthony Klytta, Esq., acting on behalf of Willem De Koning has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R4 Single Family Residence District. The request seeks to reduce the corner side yard setback from the minimum required 25 ft. to a proposed 15 ft. The request is needed to allow for the construction of a detached 3 car garage. The subject property is located within the **17th District** with the common address of **6200 Blackstone Avenue, LaGrange Highlands, IL. 60525. (cont. 9/2/2020)**

V-20-27 Katarzyna Strama has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R4 Single Family Residence District. The request seeks to; (1) reduce the lot width from the minimum required 100 ft. to an existing 84 feet, and (2) reduce the left interior side yard setback from the minimum required 15 feet to an existing 6 feet 8 inches. The request is needed to construct an addition onto an existing single-family residence with an attached garage. The subject property is located within the **17th District** with the common address of **1316 W. 59th Street, LaGrange, IL. 60525. (cont. 12/2/2020)**

VARIANCE

V-21-09 Anna Lukaszczyk, acting on behalf of Franciszek Bafia (Frank's Woodworking, Inc.) 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 3,772.8 sq. ft., (2) reduce the lot width from minimum required 60 ft. to an existing 30 ft., (3) reduce the front yard setback from the minimum required 25.1 ft. (@20% of lot dept) to a proposed 13 ft., (4) reduce the rear yard setback from the minimum required 5 ft. to a proposed 3 ft. for a proposed accessory structure, (5) reduce both interior side yard setbacks from the minimum required 10 ft. to a proposed 3 ft., and (6) increase the F.A.R. for all floor levels fifty percent or more above grade from the maximum allowed 0.40 to 0.89 for a new single family residence with a detached garage. The subject property is located within the **16th District** with the common address of **4902 S. Lockwood Avenue, Chicago, IL. 60638.**

V-21-10 Joanna Lis aka Van Der Vant 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 left interior side yard setback from the minimum required 10 feet to an existing 8.4 ft., (2) reduce the right interior side yard setback from the minimum required 10 to an existing 9.89 ft., and (3) reduce the rear yard setback from the minimum required 40 ft. to

39.8 ft. for a roof and entry modification to an existing single-family residence. The subject property is located within the **14th District** with the common address of **2938 Knollwood Lane, Glenview, IL. 60025.**

V-21-11

Jacek Onik 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 reduce the left interior side yard setback from the minimum required 15 feet to a proposed 2.5 feet for an attached car port addition to an existing single-family residence. The subject property is located within the **15th District** with the common address of **557 Ridge Avenue, Elk Grove Village, IL. 60007.**

DECISION MAKING

**MA-20-01/
SU-20-07**

Glenview RE LLC, acting on behalf of Glenwood-Central Inc. has petitioned the Zoning Board of Appeals for a Map Amendment (MA) with a companion Special Use (SU) in a C-1 Restricted Business District. The applicant is requesting a Map Amendment to rezone the subject property from C-1 to C-4 in order to permit the renovation and expansion of an existing gasoline station with a one-story commercial/retail building on the site. The applicant is also seeking a Special Use, if the companion Map Amendment is granted, to allow for the establishment of a proposed one-lane drive-thru structure that will serve a new proposed quick serve restaurant at the site. The subject property is located within the **9th District** with the common address of **3255 Central Road, Glenview, IL. 60025.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: APRIL 7, 2021 AT 10:00 A.M. (THIS WILL BE A VIRTUAL MEETING)