



JANUARY 6, 2021

PUBLIC HEARING AGENDA

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, January 6, 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 DECEMBER 2, 2020
3. OLD BUSINESS
4. NEW BUSINESS

VARIANCE

- V-20-30** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,321 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property is located within the **17th District** with the common address of **16530 Grant Avenue, Orland Park, IL. 60467.**
- V-20-31** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,377.15 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property is located within the **17th District** with the common address of **16526 Stuart Avenue, Orland Park, IL. 60467.**
- V-20-32** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,377.84 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property is located within the **17th District** with the common address of **16533 Grant Avenue, Orland Park, IL. 60467.**

V-20-42 James Balcuinas 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 in the corner side yard from the maximum allowed 3 ft. to a proposed 6 ft. The request is wanted to provide privacy to the backyard. The subject property is located within the **6th District** with the common address of **11759 S. Millard Avenue, Merrionette Park, IL. 60803.**

V-20-43 Thomas Mroz 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 a proposed garage from the maximum allowed 15 ft. to a proposed 19 ft. The subject property is located within the **17th District** with the common address of **13334 W. Red Coat Drive, Lemont, IL. 60439.**

V-20-44 Jason Starr 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 ft. to a proposed 5 ft. to replace an existing fence. The subject property is located within the **17th District** with the common address of **12701 S. 80th Avenue, Palos Park, IL. 60464.**

EXTENSION OF TIME

V-19-58 Daniela and Joe Partipilo 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 reduce the rear yard setback from the minimum required 50 ft. to an existing 30.2 ft. The variance is required to construct an addition on a new single-family residence. The subject property is located within the **14th District** with the common address of **135 Birchwood Road, Northbrook, IL. 60062.**

MAP AMENDMENT/SPECIAL USE

**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: JANUARY 20, 2021 AT 10:00 A.M. (THIS WILL BE A VIRTUAL MEETING)