



October 2, 2019

**PUBLIC HEARING AGENDA**

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, October 2, 2019 at 1:00PM at 69 W. Washington - 22<sup>nd</sup> Floor Conference Room, Chicago, Illinois 60602.**

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**VARIANCE**

- V-19-33** Randy and Jill Struzik (applicant/owners) 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 lot area from the minimum required 40,000 sq. ft. to an existing 12,800 sq. ft., (2) reduce the lot width from the minimum required 150 ft. to an existing 99.23 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to 10 ft., (4) reduce the rear yard setback from the minimum required 50 ft. to 34.4 ft., and (5) increase the floor area ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30. The request is sought to allow for the construction of a single family residence with an attached garage on well and septic. The subject property is located in the **17<sup>th</sup> District**, with the common address of **15541 South 116<sup>th</sup> Avenue, Orland Park, Illinois 60462.**
- V-19-37** Paul Lucian Gaciu (applicant/owner) 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 left interior side yard setback from the minimum required 15 ft. to an existing 10.2 ft., (2) reduce the right interior side yard setback from 15 ft. to an existing 13.6 ft. The request is sought to construct a first and second story addition on a single family residence. The subject property is located in the **14<sup>th</sup> District**, with the common address of **315 Hickory Court, Northbrook, Illinois 60062.**
- V-19-43** Cesar Robles (applicant/owner) 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 ft. to a proposed 6 ft. The subject property is located in the **16<sup>th</sup> District**, with the common address of **10703 Grand Avenue, Melrose Park, Illinois 60164.**
- V-19-44** Ratsamee Ponkom (applicant/owner) 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 front yard setback from the minimum required 20 ft. (at 20% of lot depth) to 5.5 ft. for an existing accessory structure, (2) reduce the left interior side yard setback from 10 ft. to 8.3 ft. (existing principle), (3) reduce the left interior side yard setback from the minimum required 3 ft. to 2.5 ft. (existing accessory), and (4) reduce the rear yard setback from the minimum required 40 ft. to 31.5 ft. (existing principle). The subject property is located in the **9<sup>th</sup> District**, with the common address of **5638 N. Courtland Avenue, Norwood Park, Illinois 60631.**
- V-19-46** Christopher Powell (applicant/owner) 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 located in the corner side yard from the maximum allowed 3 ft. to a proposed 4 ft. The subject property is located in the **14<sup>th</sup> District**, with the common address of **333 East Forest Lane, Palatine, Illinois 60067.**

- V-19-48** Michael Kang (applicant), acting on behalf of Todd Nilson (owner), 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 31,448 sq. ft., and (2) reduce the lot width from the minimum required 150 ft. to an existing 108 ft. The request is sought for an addition and remodeling of an existing single family residence on a septic system. The subject property is located in the **14<sup>th</sup> District**, with the common address of **3579 Techny Road, Northbrook, Illinois 60062**.
- V-19-49** Jeff Hofer (applicant/owner) has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District (SU-PUD). The request seeks to reduce the rear yard setback from the minimum required 30 ft. to 24.6 feet. The request is sought to construct a new single family home. The subject property is located in the **17<sup>th</sup> District**, with the common address of **14562 Sanctuary Drive, Orland Park, Illinois 60467**.
- V-19-51** Anna Lukaszczyk (applicant), acting on behalf of Brian Lunsford and Jacalyn Harvey (owners), 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 distance between the principal (house) and accessory structure (detached garage) from the minimum required 10 ft. to an existing 8.22 ft. The request is sought to construct an addition to the existing single family residence. The subject property is located in the **17<sup>th</sup> District**, with the common address of **12740 South 81<sup>st</sup> Court, Palos Park, Illinois 60464**.
- V-19-52** Ninos and Nenev Isho (applicant/owners) have petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-7 General Residence District. The request seeks to increase the height of a fence in the front yard from the maximum allowed 3 ft. to a proposed 6 ft. The request is sought to give the residence more privacy. The subject property is located in the **17<sup>th</sup> District**, with the common address of **9047 W. Terrace Place, Des Plaines, Illinois 60016**.