



DECEMBER 5, 2018

**PUBLIC HEARING AGENDA**

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, December 5, 2018 at 1:00PM at 69 W. Washington, 22<sup>nd</sup> Floor Conference Room, Chicago, Illinois 60602.**

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**Variations**

- V-18-57** Daniel and Elizabeth De Graff, applicant, request 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 20,000 square feet to an existing 16,106 square feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 9 feet 1½ inches, (3) reduce the corner side yard setback from 25 feet to an existing 13 feet 1 ½ inches and (4) reduce the rear yard setback from 50 ft. to an existing 43 feet 2 inches for an addition to an existing single family residence. The subject property is located in the **17<sup>th</sup> District**, with the common address of **5711 Howard Avenue, La Grange Highlands, Illinois 60525.**
- V-18-58** Randal Houts (applicant) authorized by Scott Reilly (owner), request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) reduce the front yard setback from 29.23 feet (20% of lot depth) to an existing 16.28 feet, (2) reduce the corner side yard setback from 25 feet to a proposed 24.37 feet (for a proposed garage) and (3) reduce the rear yard setback from the minimum required 50 feet to a proposed 39.01 feet for a second story addition. The subject property is located in the **17<sup>th</sup> District**, with the common address of **5840 Blackstone Avenue, La Grange Highlands, Illinois 60525.**
- V-18-59** John and Kristina Mazurek, applicants, request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to: (1) reduce the right interior side yard setback from a minimum required 10 feet to an existing 8.49 feet and (2) reduce the left interior side yard setback from 10 feet to an existing 8.43 feet for a rear addition to an existing single family home. The subject property is located in the **9<sup>th</sup> District**, with the common address of **142 E. Morrison Avenue, Mt. Prospect, Illinois 60056.**
- V-18-60** Bart Kalata (applicant) authorized by Roman Kowalczyk (owner), request a variance to the zoning requirements of the R-1 Single Family Residence District. The request seeks to: (1) reduce the lot area from the minimum required five (5) acres to an existing 41,537 square feet (0.95 acre), (2) reduce the lot width from the minimum required 300 feet to an existing 159.53 feet, (3) reduce the corner side yard setback from a minimum required 50 feet to a proposed 39 feet for a proposed attached garage, (4) reduce the rear yard setback (through lot) from a minimum required 50 feet to 40 feet for a proposed detached garage and (5) to increase the height of a proposed detached garage from the minimum required 15 feet to a proposed 23 feet. The subject property is located in the **17<sup>th</sup> District**, with the common address of **14020 Selva Lane, Orland Park, Illinois 60462.**

- V-18-61** Francisco Mendez, applicant, requests a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to increase the height of the fence located in the corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located in the **6th District**, with the common address of **3800 W. 116th Place, Garden Homes, Illinois 60803**.
- V-18-62** Nolan and Cathy Reid, applicants, request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) reduce the right interior side yard setback from a minimum required 15 feet to an existing 10.6 feet, (2) reduce the left interior side yard setback from the minimum required 15 feet to an existing 13.32 and (3) reduce the front yard setback from the minimum required 40 feet to a proposed 34.5 feet for an garage addition to an existing single family home. The subject property is located in the **17th District**, with the common address of **1909 W. 55th Place, La Grange, Illinois 60525**.
- V- 18-63** Anna Lukaszczyk (applicant) authorized by S&L Stickney Properties LLC (owner), request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to: (1) reduce both interior side yard setbacks from a minimum required 10 feet to a proposed 3 feet and (2) reduce the front yard setback from 25 feet (20% of the lot depth) to a proposed 20 feet to construct a new single family home. The subject property is located in the **9th District**, with the common address of **4808 S. Lorel Avenue, Chicago, Illinois 60638**.
- V-18-64** Anita Shunnarah, applicant, request 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 a minimum required 15 feet to an existing 8.77 feet and (2) reduce the right interior side yard setback from the minimum required 15 feet to an existing 10.77 feet for an addition in the rear. The subject property is located in the **14th District**, with the common address of **3800 Countryside Lane, Glenview, Illinois 60025**.
- V-18-65** Scott Histed, applicant, request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to increase the height of the fence located in the front yard from the maximum allowed 3 feet to an existing 6 feet. The subject property is located in the **17th District**, with the common address of **15540 115th Ct., Orland Park, Illinois 60467**.
- V-18-66** Patrick and Andrea Duernick, applicant, request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to increase the height of the fence located in the corner side yard from the maximum allowed 3 feet to a proposed 5 feet. The subject property is located in the **17th District**, with the common address of **16617 Grant Avenue, Orland Park, Illinois 60467**.

**SPECIAL USE – CONTINUED (10-3-18)**

**SU-18-06 &  
V-18-26**

Barrington Countryside Fire Protection District, applicant, request a Special Use in the R- 3 Single Family Residence District to operate a Fire/EMS substation with a companion Variance (V-18-26). The Variance request seeks to: (1) reduce the lot area from the minimum required 40,000 sq. ft. to 34,892 sq. ft. and (2) reduce the left side yard setback from the minimum required 15 feet to 5.6 feet to add a new apparatus bay if granted under the companion Special Use. The subject property is located in the **15th District**, with the common address of **36 E. Dundee Road, Barrington, Illinois 60010**.