

THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



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September 5, 2018

PUBLIC HEARING AGENDA

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

VARIATIONS

- V-18-33** Vincenzo and Frank Greco, applicant, requests 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 side and rear yard from the maximum allowed 6 feet to a proposed 8 feet. The subject property is located in the **15th District**, with the common address of **620 E. Devon Avenue, Elk Grove Village, Illinois 60007.**
- V-18-36** Miguel and Erica Zambrano, applicant, requests a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to reduce the front yard setback from the minimum required 40 feet to a proposed 26 feet to construct a new single family residence on well and septic system. The subject property is located in the **17th District**, with the common address of **15525 S. 113th Avenue, Orland Park, Illinois 60467.**
- V-18-39** Dan Lasage/Danley Garage's (applicant) authorized by Anthony Amante (owner), request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to reduce the rear yard setback from the minimum required 5 feet to 3.89 feet for an existing accessory detached garage. The subject property is located in the **16th District**, with the common address of **2009 Louis Street, Melrose Park, Illinois 60164.**
- V-18-41** Lawrence and Brenda Feis, applicant, request a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks to increase the height of the masonry pillars located in the front yard from the maximum allowed 3 feet to a proposed 4.5 feet. The subject property is located in the **13th District**, with the common address of **106 Woodley Road, Winnetka, Illinois 60093.**

V-18-43 U.S. Asset Management Inc. (applicant), authorized by Consultobiz, Inc. (owner), request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to reduce the rear yard setback from the minimum required 40 feet to an existing 21.8 feet for a second story addition to an existing single family residence. The subject property is located in the **14th District**, with the common address of **3414 Garden Street, Northbrook, Illinois 60062**.

SPECIAL USE/UNIQUE USE

SU-18-08 Community Power Group, LLC (applicant) and Verduin Brothers Properties, LLC (owners), request a Special Use/Unique Use to the zoning requirements of the R-5 Single Family Residence District to install a Community Solar Garden. The subject property is located in the **6th District**, with the common address of **21940 - 21944 Torrence Avenue, Sauk Village, Illinois 60411**.

Variance - Extension of Time

V-16-21 Jared C. Settle and Tracee L. Friederich, applicant, as approved by the Department of Building and Zoning as an Administrative Adjustment requests an extension to a granted variance to the zoning requirements of the R-1 Single Family Residence District. The request seeks to reduce the lot area from the minimum required 5 acres to an existing 4.7 acres for the construction of single family home, and barn for four (4) horses. The subject property is located in the **17th District**, with the common address of **7801 West 143 Street, Orland Park, Illinois 60462**.

Decision Making/Misc.

**SU-18-05 &
V-18-17**

Theresa A. Thacker, Administrator of the Estate of James Paul Lee, applicant, and Nicholas Ftikas Esq. (Law Offices of Sam Banks)/Estate of James Paul Lee, agent/owner, request a Special Use for a Planned Unit Development with companion Variance in the R-3 Single Family Residence District to allow for the development of a single family residential dwelling located within an "Environmentally Sensitive" area, as designated by the Cook County Comprehensive Land Use and Policies Plan. The Variance request seeks to reduce the lot area from the minimum required 40,000 square feet to an existing 37,984 square feet, if granted under the companion (SU-18-05). The variance is sought in order to construct a single family residential dwelling with attached garage. The subject property is located the **17th District**, with the common address of **9101 Oak Grove Avenue, Burr Ridge, Illinois 60527**.

