PUBLIC HEARING AGENDA

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on Wednesday, May 3, 2017 at 1:00PM at 118 N. Clark Street, 4th Floor Conference Room A, Chicago, Illinois 60602.

Variations:

V-17-14  The applicant Joseph Kearney /owner, BSLB, LLC., 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 the minimum required 15 feet to a proposed 9 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (3) reduce the lot area from the minimum required 20,000 square feet to an existing 9,917 square feet and (4) reduce the lot width from 100 feet to an existing 75 feet. The variance is sought in order to construct a single family residential dwelling with attached garage.

The subject property is approximately 0.22 acre located on the east side of Orange Avenue and approximately 364 feet north of 167th Street in Section 20 of Orland Township, (Cook County District #17). The common address is 16629 Orange Avenue, Orland Park, Illinois 60480.

V-17-15  The applicant Alex Shapiro (Marlex LLC.) /owner, Red Ribbon Homes, LLC., request 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 33 feet (20% of lot depth) to an existing 25.17 feet. The variance is sought in order to being existing lot conditions into compliance and allow for the remodel of the existing single family residential dwelling.

The subject property is approximately 0.69 acre located on east side of North Elmwood Lane and approximately 370 feet south of Park Drive in Section 35 of Palatine Township, (Cook County District #14). The common address is 343 Elmwood Lane, Palatine, Illinois 60067.
Decision Making/Misc.

SU-17-03  The applicant IPSA Corporation c/o Salvatore Martorina, Gary Kranz, & George Lacourte and owners Domenico & Michele Nitti, request a special use/ unique use in the C-4 General Commercial District in order to operate a cement works business with parking and storage of vehicles and equipment.

The subject property is approximately 1.46 acre located on the southwest corner of Morrison Avenue and River Road in Section 36 of Wheeling Township. (Cook County District #9) and has a common address of 430 North River Road, Mount Prospect, Illinois 60056.

Comments: Department of Planning & Development

Department of Environmental Control

Department of Public Health

Department of Building & Zoning