



**MARCH 2, 2022
PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, March 2, 2022, at 10:00 AM. In compliance with the Governor's Executive Orders 2021-15 attendance at this meeting will be by remote means only.

1. **CALL TO ORDER / DECLARATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES FROM FEBRUARY 2, 2022**
3. **UNFINISHED BUSINESS**
4. **NEW BUSINESS**

VARIANCE

- V 22-04** Jose Nava, Jr. and Julie Garay have 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 Floor Area Ratio (F.A.R.) from the maximum allowed 0.40 to 0.49 to construct a detached garage. The subject property is located within the **16th District** with the common address of **5018 S. Luna Avenue, Chicago, IL. 60638.**
- V 22-05** Ismael Flores 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 lot area from the minimum required 10,000 sq. ft. to an existing 7,545 sq. ft., (2) reduce the left interior side yard setback from the minimum required 10 ft. to an existing 5.6 ft., and (3) reduce the rear yard setback from the minimum required 5 ft. to an existing 4 ft. The request is needed to construct a second story addition and a detached garage. The subject property is located within the **16th District** with the common address of **4847 Lorel Avenue, Chicago, IL. 60638.**
- V 22-06** Anna Lukaszczyk, acting on behalf of Andrez and Maria Lowisz, 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 Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to 0.16, and (2) increase the height of the detached garage from the maximum allowed 15 feet to a proposed 21.3 feet. The subject property is located within the **17th District** with the common address of **11500 91st Street, Burr Ridge, IL. 60427.**
- V-22-07** Anna Lukaszczuk, acting on behalf of Nejat and Mivret Destani has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-4 Single Family Residence District to increase the height of fence in the front and corner side yard from maximum allowed 3 feet to 6 feet. The subject property is located within the **17th District** with the common address of **6006 S. Brainard Avenue, LaGrange Highlands, IL. 60528.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: **APRIL 6, 2022, AT TBA**