



**OCTOBER 5, 2022  
PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, October 5, 2022, at 10:00 AM. The ZBA will hold this meeting in accordance with the Illinois Open Meetings Act. ZBA staff will be physically present at 69 W. Washington – 29<sup>th</sup> Floor Conference Room. Applicants and members of the public will remain remote until further notice.

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- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM SEPTEMBER 7, 2022**
- 3. UNFINISHED BUSINESS**

**CONTINUED**

- V-22-34** Anna Lukaszczyk, acting on behalf of RJMC Properties LLC, 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 18,669 sq. ft., (2) reduce the rear yard setback from the minimum required 50 ft. to 24.9 ft. (existing principal building), and (3) reduce the right interior side yard setback from 5 ft. to 2.4 ft. (existing accessory structure). The variance is required to construct a 2nd story addition onto a single-family residence. The subject property is located within the **16th District** with the common address of **14041 Central Avenue, Midlothian, IL. 60445**.
- V-22-35** Abelardo Rodriguez 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 feet to 6 feet for an after the fact replacement of an existing fence. The subject property is located within the **16th District** with the common address **2051 Kirschoff Street, Melrose Park, IL. 60164**.
- V-22-36** Timothy Mallder 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 front yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **6th District** with the common address **6201 W. 127th Street, Palos Heights, IL. 60463**.

**4. NEW BUSINESS**

**VARIANCE**

- V-22-37** Amparo Sanchez 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 yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **16th District** with the common address of **10900 W. Grand Avenue, Northlake, IL. 60164**.

**V-22-39** Griffin & Gallagher, LLC, acting on behalf of Eugene and Tamara O'Reilly, 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 20,000 sq. ft. to an existing 16,000 sq. ft., and (2) reduce the front yard setback from the minimum required 32 ft. (at 20% of lot depth) to 30.8 ft. (existing). The variance is required to construct an addition onto an existing single-family residence. The subject property is located within the **17th District** with the common address **1310 W. 59th Place, LaGrange, IL. 60525.**

**V-22-40** James and Becky Messer 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 reduce the distance between the principal and accessory structures from the minimum required 10 feet to 6 feet to construct a proposed pavilion. The subject property is located within the **17th District** with the common address **16424 Stuart Avenue, Orland Park, IL. 60467.**

### **DECISION MAKING**

**SU-22-03** Torrence Avenue Solar 1, LLC, acting on behalf of Verdin Brothers Properties, LLC, has petitioned the Zoning Board of Appeals for a Special Use for Unique Use (SU) for a Planned Unit Development (PUD) to the zoning requirements of the R-5 Single Family Residence District. The SU/PUD is required to operate a ground mounted solar array facility to serve surrounding communities. The subject property is located within the **6<sup>th</sup> District** with the common address of **21944 Torrence Avenue, Chicago Heights, IL. 60411.**

#### **5. ANNOUNCEMENTS**

#### **6. ADJOURNMENT**

**7. NEXT MEETING: NOVEMBER 2, 2022, AT 10:00 A.M.**