



**NOVEMBER 2, 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, November 2, 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 OCTOBER 5, 2022**
- 3. UNFINISHED BUSINESS**
- 4. NEW BUSINESS**

**VARIANCE**

- V-22-38** Elder Arreaza 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 rear yard setback for the accessory shed from the minimum required 5 ft. to an existing 2.5 ft., and (2) reduce the side yard setback for the accessory shed from 3 ft. to 1 ft. (existing). The variance is required to bring the existing shed into conformance. The subject property is located within the **16th District** with the common address of **133 Winters Drive, Melrose Park, IL. 60164.**
- V-22-41** RTO Property, LLC 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 rear yard setback from the minimum required 40 ft. to 21.8 ft. (existing) for a second story addition onto an existing single-family residence, and (2) increase the height of the fence in the front and corner yard from the maximum allowed 3 ft. to 6 ft. The subject property is located within the **14th District** with the common address of **3414 Garden Street, Northbrook, IL. 60085.**
- V-22-42** Matt Frankiewicz 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 reduce the distance between the principal and accessory structures from the minimum required 10 feet to 4 feet to construct an addition onto an existing single-family residence. The subject property is located within the **17th District** with the common address **8837 W. 131<sup>st</sup> Place, Orland Park, IL. 60462.**
- V-22-43** Anna Lukaszcyk, acting on behalf of S&L Stickney Properties, Inc., 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 7,543 sq. ft., and (2) reduce the front yard setback from the minimum required 25 ft. (at 20% of lot depth) to 20 ft. (proposed). The variance is required to construct a new single-family residence. The subject property is located within the **16th District** with the common address **4802 S. Lorel Avenue, Stickney, IL. 60638.**

**V-22-45** Abdallah Hamdallah 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 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 **17th District** with the common address **8393 W. 131st Street, Palos, IL. 60464.**

**V-22-46** Target Corporation (A Minnesota Corporation), acting on behalf of Liberty Property Limited Partnership (A Pennsylvania Limited Partnership), has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the I-3 Intensive Industrial District. The request seeks to increase the height of a fence along West 51st Street from the maximum allowed 6 feet to 8 feet 8 inches to replace an existing fence. The subject property is located within the **16th District** with the common address **5063-5064 S. Merrimac Avenue, Chicago, IL. 60638.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

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