



JUNE 2, 2021

### PUBLIC HEARING AGENDA

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, June 2, 2021 at 10:00 A.M. In compliance with President Preckwinkle's Executive Orders 2020-11 attendance at this meeting will be by remote means only.

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1. CALL TO ORDER / DECLARATION OF QUORUM
2. APPROVAL OF MEETING MINUTES FROM MAY 5, 2021
3. OLD BUSINESS
4. NEW BUSINESS

### VARIANCES

- V-21-24** Livia Dobobrov has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District (SFRD). The request seeks to increase the height of a fence in the front side yard from the maximum allowed 3 feet to a proposed 6 feet. The variance is requested to provide more safety for children of the residence. The subject property is located within the **14th District** with the common address of **3565 Pleasant Street, Northbrook, IL. 60062.**
- V-21-25** Anna Lukaszczyk, acting on behalf of S & L Stickney Property, Inc. has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-5 SFRD. The request seeks to reduce the front yard setback from the minimum required 25.1 feet (@20% of lot dept) to 14.5 feet for a front covered porch on a new SFR. The subject property is located within the **16th District** with the common address of **4804 S. Lorel Avenue, Stickney, IL. 60638.**
- V-21-26** Anna Lukaszczyk, acting on behalf of S & L Stickney Property, Inc. has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-5 SFRD. The request seeks to reduce the front yard setback from the minimum required 25.1 feet (@20% of lot depth) to 14.5 feet for a front covered porch on a new SFR. The subject property is located within the **16th District** with the common address of **4806 S. Lorel Avenue, Stickney, IL. 60638.**
- V-21-27** Greg Zanowski has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 SFRD. The request seeks to increase the height of a fence in the front yard from the maximum allowed 3 feet to 6 feet. The variance is required to replace an existing fence. The subject property is located within the **13th District** with the common address of **996 Hill Road, Winnetka, IL. 60093.**
- V-21-28** PMPC Architects, acting on behalf of Manuel Perez has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-5 SFRD. The request seeks to reduce the front yard setback from the minimum required 24 feet (@20% of lot dept) to 21 feet 4.5 inches for a front porch addition onto an existing SFR. The subject property is located within the **16th District** with the common address of **10100 W. Palmer Avenue, Melrose Park, IL. 60164.**

**V-21-29** Eugene Mikula, acting on behalf of Carolina and Jesus Rendon, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 SFRD. The request seeks to increase the Floor Area Ratio (FAR) from the maximum allowed 0.40 to 0.48 to rebuild a fire damaged two (2) car garage. The subject property is located within the **16th District** with the common address of **5032 S. Luna Avenue, Chicago, IL. 60638.**

**V-21-30** Linas Antanavicius has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 SFRD. The request seeks to reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet to convert the existing car port to an attached garage with living space above. The subject property is located within the **17th District** with the common address of **12727 S. 82nd Court, Palos Park, IL. 60464.**

### **MAP AMENDMENT & SPECIAL USE**

**MA-21-01 &  
SU-21-02**

294 Inc., acting on behalf of 1031 Barrington Inc. has petitioned the Zoning Board of Appeals for a Map Amendment (MA) with a companion Special Use for Unique Use (SU) in a C-1 Restricted Business District. The applicant is requesting a Map Amendment to rezone the subject property from a C-1 Restricted Business District to a C-4 General Commercial District in order to operate a convenience store with a liquor license and video gaming machine within the existing gasoline station/convenience store. The applicant is seeking a Special Use for Unique Use, if the companion Map Amendment is granted, to allow for a proposed drive-thru facility for the existing convenience store. The subject property is located within the **9th District** with the common address of **9660 Golf Road, Des Plaines, IL. 60016.**

### **DECISION MAKING**

**SU-21-04 &  
V-21-13**

Brain Baetz, acting on behalf of William & Lauren Bushwaller has petitioned the Cook County Zoning Board of Appeals for a Special Use (SU) for a Planned Unit Development (PUD) with a companion Variance in the R-4 SFRD. The SU/PUD is needed to construct a new single-family home on property designated as "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance is needed to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 26,201 square feet and (2) reduce the front yard setback from the minimum required 26.4 feet (@20% of lot depth) to 25.20 feet in order to construct a new single-family residence, if granted under the companion SU/PUD. The subject property is located within the **17th District** with the common address of **15531 & 15541 S. 115<sup>th</sup> Court, Orland Park, IL. 60467.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING: JULY 7, 2021 AT 10:00 A.M. (THIS WILL BE A VIRTUAL MEETING)**