



February 6, 2019

PUBLIC HEARING AGENDA

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, February 6, 2019 at 1:00PM at 69 W. Washington - 22nd Floor Conference Room, Chicago, Illinois 60602.**

VARIANCE

- V-18-68** Dimitrios Lekkos, applicant, request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to: (1) reduce the right side yard setback from the minimum required 10 feet to a proposed 3 feet 2 inches to replace an existing detached garage with a new attached garage. The subject property is located in the **14th District**, with the common address of **1625 Holly Avenue, Northbrook, Illinois 60062.**
- V-19-02** Robert Ryczek (applicant) authorized by Damian Rechul (owner), request 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 square feet to an existing 13,262 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 100 and (3) reduce the rear yard setback from the minimum required 50 feet to 42.3 feet to construct a single family residence with an attached garage on septic system. The subject property is located in the **15th District**, with the common address of **1448 Myrtle Park Street, Schaumburg, Illinois 60193.**
- V-19-03** Sennstrom's Remodeling & Construction, Inc. (applicant) authorized by Rita Kovar (owner), request 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 square feet to an existing 14,130 square feet and (2) reduce the rear yard setback from the minimum required 50 feet to 20.3 feet for the principle structure and (3) reduce the rear yard setback from 5 feet to 3.3 feet (existing accessory) and (4) reduce the distance between the existing accessory and principle structures from the minimum required 10 feet to an existing 4.5 feet for a related living addition to an existing single family residence. The subject property is located in the **17th District**, with the common address of **1403 64th Street, LaGrange Highlands, Illinois 60525.**
- V-19-04** Tapan Sheth (applicant), request 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 square feet to an existing 13,235 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 100 and (3) reduce the interior side yard setback from the minimum required 15 feet to 13.46 feet and (4) reduce the rear yard setback from the minimum required 50 feet to 49.38 feet and (5) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.25 to 0.29 to construct a single family residence on septic system. The subject property is located in the **15th District**, with the common address of **315 Morse Avenue, Schaumburg, Illinois 60193.**

V-19-05 Anna Lukaszczyk (applicant) authorized by Krzysztof Goryl, 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 an existing 11.3 feet and (2) to increase the height of an existing fence in the front yard from the maximum allowed 3 feet to 5 feet in order to comply to an after-the-fact constructed family room addition to an existing residence. The subject property is located in the **17th District**, with the common address of **8300 Paloma Drive, Orland Park, Illinois 60462**.

V-19-07 Piotr Rzepa, applicant, request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to: (1) reduce the right interior side yard setback from the minimum required 10 feet to an existing 7.56 feet for an addition to an existing single family residence. The subject property is located in the **14th District**, with the common address of **1625 Highland Avenue, Northbrook, Illinois 60062**.

V-19-08 Tom Zarebski and Elizabeth Komperda, applicants, request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to: (1) reduce the distance between the principle and accessory structures from the minimum required 10 feet to an existing 1.7 feet in order to construct an open wood front porch to an existing single family residence. The subject property is located in the **9th District**, with the common address of **121 E. Gregory Avenue, Mount Prospect, Illinois 60056**.

SPECIAL USE

SU-18-11 Meg George (applicant) authorized by Indian Hill Club (owner), request a Special Use for Unique Use in the R- 3 Single Family Residence District to add two (2) illuminated paddle courts to an existing four (4) court facility in an existing country club. The subject property is located in the **13th District**, with the common address of **1 Indian Hill Road, Winnetka, Illinois 60093**.

SPECIAL USE – CONTINUED (1/9/2019)

SU-18-06 & V-18-26 Barrington Countryside Fire Protection District, applicant, request a Special Use in the R- 3 Single Family Residence District to operate a Fire/EMS substation with a companion Variance (V-18-26). The Variance request seeks to: (1) reduce the lot area from the minimum required 40,000 sq. ft. to 34,892 sq. ft. and (2) reduce the left side yard setback from the minimum required 15 feet to 5.6 feet to add a new apparatus bay if granted under the companion Special Use. The subject property is located in the **15th District**, with the common address of **36 E. Dundee Road, Barrington, Illinois 60010**.