



May 1, 2019

PUBLIC HEARING AGENDA

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

CONTINUED

- V-19-15** Anna Lukaszczyk (applicant), authorized by Andrzej Majerczyk (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 sq. ft. to an existing 16,948 sq. ft., (2) reduce the front yard setback from the minimum required 40 ft. to a proposed 30 ft., and (3) reduce the rear yard setback from the minimum required 50 ft. to a proposed 42 ft. in order to construct a new single family residence with an attached garage. The subject property is located in the **17th District**, with the common address of **1321 60th Street, LaGrange Highlands, Illinois 60525.**

VARIANCE

- V-19-17** Robert and Deborah Tucker (applicant), request a variance to the zoning requirements of the R-6 Single Family Residence District. The request seeks to: (1) reduce the right interior side yard setback from the minimum required 3 ft. to an existing 0.56 ft. (existing shed), and (2) reduce the distance between the principle (house) and accessory structure (shed) from the minimum required 10 ft. to an existing 4.6 ft. The subject property is located in the **17th District**, with the common address of **11925 N. Pinecreek Drive, Orland Park, Illinois 60467.**
- V-19-18** 4548 Forest View Drive, LLC (applicant), authorized by Brent Schwartz (owner), request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) reduce the right interior side yard setback from the minimum required 15 ft. to an existing 10.09 ft., and (2) to reduce the left interior side yard setback from the minimum required 15 ft. to an existing 9.83 ft. in order to build a new attached garage in an existing single family residence. The subject property is located in the **14th District**, with the common address of **4548 Forest View Drive, Northbrook, Illinois 60062.**
- V-19-19** Nicholas Giaouris (applicant), request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) increase the height of a fence in the corner side yard from the maximum allowed 3 ft. to 5 ft. The subject property is located in the **17th District**, with the common address of **15603 116th Avenue, Orland Park, Illinois 60467.**

SPECIAL USE

- SU-19-02** Peralta Car Sales & Repair, Inc. (applicant), authorized by Jose Juan Alvarez (owner), requests a Special Use in the C-4 General Commercial District to operate a retail used car dealership. The subject property is located in the **16th District**, with the common address of **2222 N. Mannheim Road, Melrose Park, Illinois 60164.**

DECISION MAKING

**SU-19-01-
V-19-09**

Jeff Mendez, applicant, requests a Special Use for a Planned Unit Development with a companion Variance in the R-3 Single Family Residence District to allow for the construction of a single-family residential dwelling located on property designated as "Environmentally Sensitive Area", by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance request seeks to: (1) reduce the lot width from the minimum required 150 ft. to an existing 145 ft. in order to construct a single family residence, if granted under the companion Special Use for a PUD (19-01). The subject property is located in the **17th District**, with the common address of **9000 Elm Avenue, Burr Ridge, Illinois 60527**.