



**JULY 5, 2023  
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, July 5, 2023, at 11:00 AM located at 69 W. Washington – 22<sup>nd</sup> Floor Conference Room D.

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- 1. CALL TO ORDER / DECLARATION OF QUORUM**
  - 2. APPROVAL OF MEETING MINUTES FROM JUNE 7, 2023**
  - 3. UNFINISHED BUSINESS**
  - 4. NEW BUSINESS**

**VARIANCE**

- V-23-21** Mariusz Hil has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-3 Single Family Residence District. The request seeks to increase the height of an accessory structure from maximum allowed 15 ft. to 19.8 ft. to construct a garage with attic space. The subject property is located within the **15th District** with the common address **2085 Frost Road, Schaumburg, IL. 60195.**
- V-23-22** Lucas Aristizabal has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence District. The request seeks to reduce the rear yard setback from the minimum required 50 ft to 38.3 ft to construct a new four-season room addition to replace an existing gazebo. The subject property is located within the **15th District** with the common address **1512 Illinois Street, Schaumburg, IL. 60193.**
- V-23-23** William and Carma Bright have petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks to reduce the lot width from the minimum required 150 feet to an existing 131.37 feet to construct an addition onto a single-family home served by well and septic. The subject property is located within the **17th District** with the common address of **14800 S. 82nd Avenue, Orland Park, IL. 60462.**
- V-23-24** Anna Lukaszczyk, acting on behalf of Skubisz Realty Holdings, LLC, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 40,000 sq. ft. to 22,900 sq. ft. (existing) and, (2) reduce the lot width from minimum required 150 ft. to 107 ft. (existing) to construct a new single-family residence on well and septic. The subject property is located within the **17th District** with the common address of **1414 Oak Avenue, Lemont, IL. 60439.**
- V-23-27** Kenneth Davies has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence District. The request seeks to increase the height of an accessory structure from the maximum allowed 15 ft. to 17.5 ft. to replace a pole barn that was destroyed in a fire. The subject property is located within the **5th District** with the common address **18158 Lawndale Avenue, Homewood, IL. 60430.**

**V-23-28**

Anna Lukaszczyk, acting on behalf of Piotr Pezdek, 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) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.40 to 0.44 (proposed), (2) increase the height of the accessory structure from the maximum allowed 15 ft. to 16 ft. (proposed), and (3) reduce the right interior side yard setback from minimum required 3 feet to 1 foot (proposed) to construct a detached garage. The subject property is located within the **16th District** with the common address of **5016 S. Lotus, Chicago, IL. 60638.**

**COMBINATION (MA/SU)**

**MA-23-01 &  
SU-23-02**

Amerco Real Estate Company - Rick Rottweiler, ADVP, acting on behalf of Chicago Title Land Trust Company / Trust No. 4732, has petitioned the Zoning Board of Appeals for a Map Amendment (MA) with a companion Special Use (SU) in a R-5 Single Family Residence District. The applicant is requesting a Map Amendment to rezone the subject property from R-5 to C-6 (Automotive Service District) to operate a self-storage, truck/trailer sharing and leasing service and related retail sales. The applicant is also seeking a Special Use, if the companion Map Amendment is granted, to allow for the operation of the self-storage, truck/trailer sharing or leasing services and related retail sales. The subject property is located within the **15th District** with the common address **161 IL Route 59, Bartlett, IL. 60120.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING:      AUGUST 2, 2023, AT 11:00 A.M.**