



**FEBRUARY 19, 2025**  
**PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, February 19, 2025, at 11:00 AM located at 69 W. Washington – 22<sup>nd</sup> Floor Conference Room.

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**1. CALL TO ORDER / DECLARATION OF QUORUM**

**2. APPROVAL OF MEETING MINUTES FROM FEBRUARY 5, 2025**

**3. NEW BUSINESS**

**V-25-0002**

Bernard and Susan Burke 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: (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 32,457 sq. ft., (2) reduce lot width from 150 ft. to an existing 110 ft., and (3) reduce front yard setback from the minimum required 50 ft. to a proposed 44 ft., to construct a new single-family residence on well & septic. The subject property is located within the **17th District** with the common address **14310 Hillcrest Drive, Lemont, IL. 60439.**

**V-25-0003**

Richard and Jennifer Heuer have 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 the fence in the corner yard from the maximum allowed 3 feet to an existing 6 feet to install a fence. The subject property is located within the **17th District** with the common address **16445 Lee Avenue, Orland Park, IL. 60467.**

**V-25-0004**

Anna Lukaszczyk, acting on behalf of Fast Leasing Company, LLC, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the I-3 Intensive Industrial Building District. The request seeks to: (1) reduce the front yard setback from the minimum required 30 feet to a proposed 10 feet, 2 inches, and (2) reduce the rear yard setback from the minimum required 10 feet to a proposed 2 feet 10 inches, to build a new building for a truck repair shop. The subject property is located within the **16th District** with the common address **5001 S. Mason Avenue, Chicago, IL. 60638.**

**4. ANNOUNCEMENTS**

**5. ADJOURNMENT**

**NEXT MEETING: March 5, 2025, AT 11:00 AM**