



SEPTEMBER 4, 2024

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, September 4, 2024, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room.

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- 1. CALL TO ORDER / DECLARATION OF QUORUM**
 - 2. APPROVAL OF MEETING MINUTES FROM JULY 10, 2024**
 - 3. NEW BUSINESS**

V-2426

Heather and James Cheney 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 increase the height of the fence in the corner yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the **17th District** with the common address **12844 Artesian Street, Lemont, IL. 60439.**

V-2427

Anna Lukaszczyk, acting on behalf of Sunrise Construction Inc. c/o Vince Lawless, has 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; (1) reduce the lot area from minimum required 20,000 square feet to an existing 9,218 square feet; (2) reduce the lot width from minimum required 100 feet to an existing 73.8 feet, and (3) increase the Floor Area Ratio from the maximum allowed 0.25 to 0.26. The variance is required to construct a new single-family residence. The subject property is located within the **17th District** with the common address **16546 Pear Avenue, Orland Park, IL. 60467.**

V-2428

Anna Lukaszczyk, acting on behalf of Sunrise Construction, Inc./ c/o Vince Lawless, has 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; (1) reduce the lot area from minimum required 20,000 square feet to an existing 9,389 square feet.; (2) reduce the lot width from minimum required 100 feet to an existing 75 feet and (3) increase the Floor Area Ratio from the maximum allowed 0.25 to 0.27. The variance is required to construct a new single-family residence. The subject property is located within the **17th District** with the common address **16540 Pear Avenue, Orland Park, IL. 60467.**

V-2431

Maria Faber 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 increase the height of the fence in the front yard from the maximum allowed 3 feet to a proposed 4 feet to secure package deliveries. The subject property is located within the **16th District** with the common address **4950 S. Lorel Avenue, Chicago/Stickney, IL. 60638.**

V-2432

Pinakin Patel has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-7 General Residence District. The request seeks to; (1) increase the height of the fence in the corner yard from the maximum allowed 3 feet to 6 feet, and (2) reduce the corner yard setback from the minimum required 10 feet to 0.3 feet for an after the fact carport built on the property. The subject property is located within the **17th District** with the common address **9155 Barberry Lane, Des Plaines, IL. 60016.**

DECISION MAKING

MA-2402 & SU/PUD-2402

AMERCO Real Estate Company, A Nevada Company, Katriina McGuire Esq., Thompson Coburn LLP, acting on behalf of Chicago Title Land Trust Company / Trust No. 4732 and ILT, (C/O Rajiv Singh) has petitioned the Zoning Board of Appeals for a Map Amendment with a companion Special Use 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 for a PUD (Planned Unit Development), if the companion MA is granted, to allow for the operation of the self-storage, truck/trailer sharing or leasing services and related retail sales on property designated as Environmentally Sensitive by the Cook County Comprehensive Land Use and Policies Plan 1999. The subject property is located within the **15th District** with the common address **161 IL Route 59, Bartlett, IL. 60103.**

MA-2401 & SU/PUD-2401

Leyden Township, acting on behalf of the Town of Lyden, has petitioned the Zoning Board of Appeals for a MA-2401-Map Amendment with a companion SU-2401-Special Use for Planned Unit Development in a C-4 General Commercial District (GCD). The Applicant is requesting a Map Amendment to rezone the subject property from C-4 to R-8 General Residence District (GRD) to construct a 4-story, 80-unit affordable senior housing development. The Applicant is also seeking a Special Use for a PUD, in the C-4 (GCD) to allow for the construction of a higher density multi-story development if the companion Map Amendment is granted. The subject property is located within the **16th District** with the common address **2450 & 2506-2516 Mannheim Road, Franklin Park, IL. 60131 and 60164.**

4. UNFINISHED BUSINESS

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: OCTOBER 4, 2024, AT 11:00 AM