



**JANUARY 4, 2023
PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, January 4, 2023, at 10:00 AM. The ZBA will hold this meeting in accordance with the Illinois Open Meetings Act. ZBA staff will be physically present at 69 W. Washington – 29th Floor Conference Room. Applicants and members of the public will remain remote until further notice.

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM DECEMBER 7, 2022**
- 3. UNFINISHED BUSINESS**
- 4. NEW BUSINESS**

VARIANCE

- V-23-01** Matthew Cramer (Senior Landscape Designer), acting on behalf of Rick & Eileen Kasten, 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 increase the height of a fence located in the front yard (through lot) from the maximum allowed 3 feet to 7 feet. The subject property is located within the **13th District** with the common address of **30 Woodley Road, Winnetka, IL. 60093.**
- V-23-02** Anna Lukaszczyk, acting on behalf of Steve Conte, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence District. The applicant seeks to increase the height of an accessory structure from maximum allowed 15 ft. to 20 ft. to construct a detached garage. The subject property is located within the **6th District** with the common address of **6628 W. 147th Street, Oak Forest, IL. 60452.**
- V-23-03** Martin Kearney, acting on behalf of Brian Kowalski, has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence District. The applicant seeks to reduce both interior side yard setbacks from minimum required 15 ft. to 10 ft. (existing) to construct an addition onto a single-family home. The subject property is located within the **17th District** with the common address **1679 W. 60th Street, La Grange Highlands, IL. 60525.**
- V-23-04** Mitchell & Lisa Hamberger have 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) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 13,888 sq. ft., and (2) reduce the lot width from the minimum required 150 ft. to an existing 75 ft. to allow for the construction of a new single-family residence with an attached garage on well and septic. The subject property is located within the **15th District** with the common address **923 S. Grove Avenue, Barrington, IL. 60010.**

V-23-05 Anna Lukaszczyk, acting on behalf of Valerie M. Chavez Trust, 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 increase the height of a fence in the front yard from the maximum allowed 3 ft. to 5 ft. The subject property is located within the **17th District** with the common address **919 61st Street, La Grange Highlands, IL. 60525.**

DECISION MAKING

MA-22-01 Schneider Resources, Inc, acting on behalf of CPI/DSP 4900 S. Merrimac, Owner LLC, has petitioned the Zoning Board of Appeals for a Map Amendment (MA) in the I-3 Intensive Industrial District. The applicant is requesting a Map Amendment to rezone the subject property from I-3 to I-4 (Motor Freight District) to permit the operation of a trucking facility with a motor freight terminal, slow-maneuver driver training yard and trailer, and truck storage. The subject property is located within the **16th District** with the common address **4900 S. Merrimac Avenue, Chicago/Stickney, IL. 60638.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: FEBRUARY 1, 2023, AT 10:00 A.M.