



**MARCH 6, 2024
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, March 6, 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 FEBRUARY 6, 2024**
 - 3. UNFINISHED BUSINESS**

CONTINUED

- V-24-04** Alfredo Garay 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) reduce front yard setback from the minimum required 30 ft. to 24.8 ft (existing), and (2) reduce left interior side yard setback from the minimum 10 ft. to 9.9 ft. for the existing principal structure, and the minimum required 5 ft. to 1.3 ft. for the existing accessory structure. The variance is required for an interior remodeling of an existing single-family residence. The subject property is located within the **16th District** with the common address of **10253 Dickens Avenue, Melrose Park, IL. 60164.**

4. NEW BUSINESS

VARIANCE

- V-24-05** Antonio Araujo has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of R-5 Single Family Residence District. The request seeks to reduce the rear yard setback from the minimum required 40 feet to 28 feet for a proposed addition in the rear of an existing single-family residence. The subject property is located within the **17th District** with the common address **12940 Ambrose Drive, Palos Park, IL. 60464.**
- V-24-06** Suhel Banglawala 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 a fence in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **9th District** with the common address **5 Michael Manor, Glenview, IL. 60025.**
- V-24-07** Ewelina Morawa and Satyajit Kosuri 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 a fence in the corner side yard from the maximum allowed 3 feet to 4 feet. The subject property is located within the **17th District** with the common address of **11758 Glen Road, Palos Park, IL. 60464.**
- V-24-08** Rita Taylor Nash 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 rear yard setback from the minimum required 50 feet to 44 feet, and (2) increase the Floor

Area Ratio (F.A.R.) from the maximum allowed 0.25 to 0.29. The variance is required to construct a rear sunroom addition and deck onto a single-family residence. The subject property is located within the **17th District** with the common address of **16415 S. Stuart Avenue, Orland Park, IL. 60467.**

EXTENSION OF TIME

- V-20-30** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a third and final Extension of Time to a previously granted variance in the R-4 Single Family Residence District. The request sought to; (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,321 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce ~~both the south~~ interior side yard setback from the minimum required 15 feet to a ~~proposed 7 feet 6 inches~~ an allowed 10 feet, (4) reduce ~~both the north~~ side interior side yard setback from the minimum required 15 feet to a ~~proposed 7 feet 6 inches~~ allowed 5.5 feet which will allow for the building to be shifted 2 feet on each side, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021. The subject property is located within the **17th District** with the common address of **16530 Grant Avenue, Orland Park, IL. 60467.**
- V-20-31** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a third and final Extension of Time to a previously granted variance in the R-4 Single Family Residence District. The granted variance sought to; (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.15 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce ~~both the south~~ interior side yard setback from the minimum required 15 feet to a ~~proposed 7 feet 6 inches~~ an allowed 10 feet, (4) reduce ~~both the north~~ interior side yard setback from the minimum required 15 feet to a ~~proposed 7 feet 6 inches~~ allowed 5.5 feet, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet, (6) reduce rear yard setback from the minimum required 50 feet to 35 feet and (7) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021. The subject property is located within the **17th District** with the common address of **16526 Stuart Avenue, Orland Park, IL. 60467.**
- V-20-32** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a third and final Extension of Time to a previously granted variance in the R-4 Single Family Residence District. The granted variance sought to; (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.84 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce ~~both the south~~ interior side yard setback from the minimum required 15 feet to a ~~proposed 7 feet 6 inches~~ an allowed 10 feet (4) reduce ~~both the north~~ interior side yard setback from the minimum required 15 feet to an ~~proposed 7 feet 6 inches~~ allowed 5.5 feet, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021. The subject property is located within the **17th District** with the common address of **16533 Grant Avenue, Orland Park, IL. 60467.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: **APRIL 3, 2024, AT 11:00 A.M.**