



**APRIL 3, 2024  
PUBLIC HEARING AGENDA**

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

**VARIANCE**

- V-24-09** Anna Lukaszczyk, acting on behalf of Arkadiusz Klinowski, 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 corner side yard setback from the minimum required 25 feet to 15 feet (proposed), and (2) reduce the lot width from the minimum required 100 feet to 91.62 feet (existing). The variance is required to construct a new addition onto an existing single-family residence. The subject property is located within the **17th District** with the common address **16580 Grants Trail, Orland Park, IL. 60467.**
- V-24-10** Anna Lukaszczyk, acting on behalf of Bartlomiej Siedlecki, 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 reduce the left interior side yard setback from the minimum required 15 feet to 10.40 feet (proposed). The variance is required to construct a second story addition onto an existing single-family residence. The subject property is located within the **9th District** with the common address of **4130 204th Street, Matteson, IL. 60443.**
- V-24-11** Dawid Walus 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 40,000 sq. ft. to 11,979.7 sq. ft. (existing); (2) reduce the lot width from minimum required 150 ft. to 95.7 ft. (existing); (3) reduce the front yard setback from minimum required 25 ft. (@20% of lot dept) to 20.6 ft.; (4) reduce the left and right interior side yard setbacks from minimum required 15 ft. to 12.8 ft.; (5) reduce the rear yard setback from minimum required 50 ft. to 29.1 ft. (measured to covered rear porch), and (6) increase the maximum allowed impervious surface coverage from 35% to 40.7%. The variance is required to construct a new single-family residence on a septic & well system. The subject property is located within the **17th District** with the common address of **15515 116th Court, Orland Park, IL. 60467.**
- V-24-12** Robert Mabry has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks to reduce lot width from minimum required 150 ft. to 100 ft. (existing) to construct a new single-family residence. The subject property is located within the **5th District** with the common address of **3544 W. 192nd Street, Homewood, IL. 60430.**

- V-24-13** Alin R. Filip has petitioned the Cook County 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 10,000 sq. ft. to 8,496 sq. ft. (existing), and (2) reduce the rear yard setback from the minimum required 40 ft. to 35 ft. (existing). The variance is required to construct a bedroom addition onto an existing single-family residence. The subject property is located within the **9th District** with the common address of **514 Hazelwood Lane, Glenview, IL. 60025.**
- V-24-14** Anna Lukaszczyk, acting on behalf of Marek Lojek, has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to reduce the front yard setback from the minimum required 30 ft. to 22 ft. (proposed) to construct a covered patio and balcony onto an existing single-family home. The subject property is located within the **17th District** with the common address of **12115 Hillcrest Drive, Lemont, IL. 60439.**
- V-24-15** Anna Lukaszczyk, acting on behalf of Jacek Sek, has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to; (1) increase the height of an accessory structure from the maximum allowed 15 ft. to 18.8 ft (proposed), and (2) reduce the side yard setback from the minimum required 25 ft. to 19.8 ft. (proposed). The variance is required to construct a second story addition, a porch, and a shed onto an existing single-family residence. The subject property is located within the **17th District** with the common address of **1296 119th Street, Lemont, IL. 60439.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING: MAY 1, 2024, AT 11:00 A.M.**