



JANUARY 8, 2020

**PUBLIC HEARING AGENDA**

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, January 8, 2020 at 1:00PM at 69 W. Washington - 22<sup>nd</sup> Floor Conference Room, Chicago, Illinois 60602.**

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1. CALL TO ORDER / DECLARATION OF QUORUM
2. APPROVAL OF MEETING MINUTES FROM DECEMBER 4, 2019
3. OLD BUSINESS
4. NEW BUSINESS

**VARIANCE**

- V-19-63** Stanislaw Grzywaczewski 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 located in the front yard and corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The applicant is seeking more privacy. The subject property is located in the **15<sup>th</sup> District**, with the common address of **1530 S. Mohawk Drive, Schaumburg, Illinois 60193.**
- V-19-65** Mihaela Ples 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 decorative columns in the front yard from the maximum allowed 3 feet to a proposed 7 1/2 feet. The subject property is located in the **17<sup>th</sup> District**, with the common address of **5269 Willow Springs Road, LaGrange Highlands, Illinois 60525.**
- V-19-66** Scott Fritsch 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 Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to a proposed 0.183. The variance is required for a proposed addition to an existing single-family home. The subject property is located within the **17<sup>th</sup> District**, with the common address of **12139 Prairie Street, Lemont, Illinois 60439.**
- V-19-67** David Thoma 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 the lot area from the minimum required 40,000 sq. ft. to an existing 21,280 sq. ft., and (2) reduce the lot width from the minimum required 150 ft. to an existing 120 ft. The request is required to allow for the construction of a new single-family residence with an attached garage served by private well and septic. The subject property is located within the **15<sup>th</sup> District**, with the common address of **1216 S. Cook Street, Barrington, Illinois 60010.**
- V-19-68** Meghan Dejlitko 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 lot width from the minimum required 150 ft. to an existing 125 ft. The variance is required to construct a new single-family home with an attached garage on a private well and septic system. The property is located on a well and septic system. The subject property is located within the **15<sup>th</sup> District**, with the common address of **1027 Lincoln Street, Elk Grove Village, Illinois 60016.**

**V-20-01** Wojciech Siek 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 the minimum required 40,000 sq. ft. to an existing 20,118 sq. ft., (2) reduce the lot width from the minimum required 150 ft. to an existing 100 ft., and (3) reduce the front yard setback from the minimum required 40 ft. to an existing 30 ft. The request is required to re-build a single-family residence on an existing foundation served by a private well and septic system. The subject property is located within the **6<sup>th</sup> District**, with the common address of **6910 W. 157<sup>th</sup> Place, Tinley Park, Illinois 60477**.

**V-20-02** Jaime Carrasco 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 the rear yard setback from the minimum required 40 to an existing 3.6 ft., (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 1.4 ft., (3) reduce the right interior side yard setback from the minimum required 10 to an existing 2.5 ft., (4) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 6,704 sq. ft., and (5) reduce the lot width from the minimum required 60 ft. to an existing 50 ft. The variance is required to bring the property into compliance due to the construction of a new attached garage without a building permit. The subject property is located within the **11<sup>th</sup> District**, with the common address of **7016 W. 74<sup>th</sup> Place, Chicago, Illinois 60638**.

#### **MAP AMENDMENT**

**MA-19-02** Richard and Christine Bielik have petitioned the Zoning Board of Appeals for a map amendment to rezone the subject property from R-3 to R-5. The request is sought to allow for the subdivision of the parcel into three (3) separate lots. The subject property is located within the **17<sup>th</sup> District**, with the common address of **10523 W. 125<sup>th</sup> Street, Palos Park, Illinois 60464**.

#### **5. ANNOUNCEMENTS**

#### **6. ADJOURNMENT**