



**FEBRUARY 3, 2021**  
**PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, February 3, 2021 at 10:00 A.M. In compliance with President Preckwinkle's Executive Orders 2020-11 attendance at this meeting will be by remote means only.

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1. **CALL TO ORDER / DECLARATION OF QUORUM**
2. **APPROVAL OF MEETING MINUTES FROM JANUARY 20, 2020**
3. **OLD BUSINESS**
4. **NEW BUSINESS**

**VARIANCE**

- V-21-04** Olivia and Sergio Robels 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) increase the Floor Area Ratio (FAR) from the maximum allowed 0.42 (previously granted variance [V-05-105]) to a proposed 0.48, and (2) reduce the rear yard setback from the minimum required 5 ft. to a proposed 4 ft. The request is needed to rebuild an existing detached garage. The subject property is located within the **16th District** with the common address of **4732 S. Laramie Avenue, Stickney, IL. 60638.**
- V-21-06** Matthew Molinets 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 located in the corner side 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 of **11703 Camelot Lane, Orland Park, IL. 60467.**
- V-21-07** Michael Ferry 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 detached garage from the maximum allowed 15 ft. to a proposed 23 ft. to allow for the storage of a recreational vehicle (RV) and boat. The subject property is located within the **5th District** with the common address of **20631 Gardner Avenue, Chicago Heights, IL. 60411.**
- V-21-08** Anna Lukaszczyk, acting on behalf of Damian Jachymiak has petitioned the Zoning Board of Appeals for a variance to the 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 13,105 sq. ft., (2) reduce the lot width from minimum required 150 ft. to an existing 99.2 ft., and (3) reduce the front yard setback from the minimum required 26.4 ft. (@20% of lot dept) to 23.9 ft. The request is needed to construct an addition and remodeling of a single-family residence on well and septic. The subject property is located within the **17th District** with the common address of **15520 112th Ct., Orland Park, IL. 60467.**

## EXTENSION OF TIME

**V-19-33**

Randy and Jill Struzik have petitioned the Zoning Board of Appeals for an Extension of Time for a granted variance to the zoning requirements of the R-4 Single Family Residence District. The granted variance sought to; (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 12,800 sq. ft., (2) reduce the lot width from the minimum required 150 ft. to an existing 99.23 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to 10 ft., (4) reduce the rear yard setback from the minimum required 50 ft. to 34.4 ft., and (5) increase the floor area ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30. The request is sought to allow for the construction of a single-family residence with an attached garage on well and septic. The subject property is located within the **17th District** with the common address of **15541 S. 116<sup>th</sup> Avenue, Orland Park, IL. 60467.**

## SPECIAL USE

**SU-21-01&  
V-21-01**

Anna Lukaszczyk, acting on behalf of Mateusz Skubisz has petitioned the Zoning Board of Appeals for a Special Use (SU) for a Planned Unit Development (PUD) with a companion Variance (V) to the zoning requirements of the R-3 Single Family Residence District. The applicant is requesting a SU for a PUD to construct a new single-family home on property designated as "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The applicant is also requesting a companion Variance to reduce the lot area from the minimum required 40,000 sq. ft. to an existing 37,922 sq. ft. in order to construct the new single-family residence, on property served by well and septic if granted under the companion SU/PUD. The subject property is located within the **17th District** with the common address of **9101 Oak Grove Avenue, Burr Ridge, IL. 60527.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING: MARCH 3, 2021 AT 10:00 A.M. (THIS WILL BE A VIRTUAL MEETING)**