



APRIL 7, 2021

**PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals on Wednesday, April 7, 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 MARCH 3, 2021
3. OLD BUSINESS
4. NEW BUSINESS

**VARIANCE**

- V-21-15** Nicholas and Rachel Maroulis 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 increase the height of a fence in the front and corner side yards from the maximum allowed 3 ft. to a proposed 6 ft. The request is sought to provide more privacy to the residence. The subject property is located within the **9th District** with the common address of **5656 N. Prospect Avenue, Norwood Park, IL. 60631.**
- V-21-16** Benedict Rocchio 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 in the rear yard of a through lot from the maximum allowed 3 ft. to a proposed 7 ft. to replace an existing fence. The subject property is located within the **13th District** with the common address of **130 Woodley Road, Winnetka, IL. 60093.**
- V-21-17** David and Susan Curry have 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 reduce the lot area from the minimum required 40,000 sq. ft. to an existing 35,428 sq. ft. for an addition onto an existing single-family residence. The subject property is located within the **13th District** with the common address of **402 Woodley Woods, Winnetka, IL. 60093.**
- V-21-19** Anna Lukaszczyk, acting on behalf of Andrzej Opacian 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 in the front and corner side yards from the maximum allowed 3 ft. to a proposed 6 ft. The subject property is located within the **17th District** with the common address of **13322 S. Adsit Road, Palos Park, IL. 60464.**

**COMBINATION - (SU/VA)**

- SU-21-04&  
V-21-13** Brain Baetz, acting on behalf of William Bushwaller has petitioned the Cook County Zoning Board of Appeals for a Special Use (SU) for a Planned Unit Development (PUD) with a companion Variance in the R-4 Single Family Residence District. The SU/PUD is needed to construct a new single-family home on property designated "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance is needed to, (1) reduce the lot area from the minimum required 40,000 s.f. to an existing

26,201 s.f., and (2) reduce the front yard setback from the minimum required 26.4 ft (@20% of lot depth) to 25.20 ft. in order to construct a new single-family residence, if granted under the companion SU/PUD. The subject property is located within the **17th District** with the common address of **15531 & 15541 S. 115<sup>th</sup> Court, Orland Park, IL. 60467.**

#### **DECISION MAKING**

**SU-20-06** Doretha Thomas has petitioned the Zoning Board of Appeals for a Special Use for Unique Use to the zoning requirements of the R-4 Single Family Residence District. The Special Use is needed to operate a medical and physician supply business with office and storage on the current site. The subject property is located within the **6th District** with the common address of **20348 Crawford Avenue, Matteson, IL. 60443.**

**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: MAY 5, 2021 AT 10:00 A.M. (THIS WILL BE A VIRTUAL MEETING)**