

THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



COUNTY ADMINISTRATION BUILDING
69 West Washington Street, Suite 2840
Chicago, Illinois 60602-3169
TEL 1.312.603.0540
FAX 1.312.603.9941

SEPTEMBER 1, 2021
PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals on Wednesday, September 1, 2021 at 10:00 AM at 69 W. Washington - 22nd Floor Conference Room, Chicago, Illinois 60602.

-
1. CALL TO ORDER / DECLARATION OF QUORUM
 2. APPROVAL OF MEETING MINUTES FROM AUGUST 4, 2021
 3. OLD BUSINESS

CONTINUED VARIANCE

- V 21-42** Gerald Batchelor 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 corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the **6th District** with the common address of **6801 W. 157th Place, Tinley Park, IL. 60477.**
- V 21-44** Marlo Montesclaros 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 fence in the corner side yard from maximum allowed 3 feet to 4 feet. The subject property is located within the **15th District** with the common address of **31W061 Wolsfeld Drive, Elgin, IL. 60120.**

4. NEW BUSINESS

VARIANCE

- V 21-49** First Fence Company, acting on behalf of LaGrange Country Club, has petitioned the Cook County Zoning Board of Appeals for a Variance to the Zoning Requirements of the R-4 Single Family Residence District to increase the height of fence in the corner side yard from maximum allowed 3 feet to 8 feet to replace an existing 8 feet stockade wood fence with an 8 feet solid wood fence. The subject property is located within the **17th District** with the common address of **620 Brainard Avenue, LaGrange Highlands, IL. 60525.**
- V 21-50** Paul Norkus has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-5 Single Family Residence District to increase the height of a fence in the corner yard from maximum allowed 3 feet to 6 feet to replace an existing fence. The subject property is located within the **15th District** with the common address of **5300 Morningview Drive, Hoffman Estates, IL. 60192.**

V 21-51

Zoran Petrevski 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 20,000 square feet to an existing 16,813 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 83.72 feet, (3) reduce the front yard setback from the minimum required 30.65 feet (@ 20% of lot dept) to an existing 11.26 feet and (4) reduce the interior side yard setback from the required 15 feet to an existing 11.04 feet. The variance request is needed to add a roof onto the front patio. The subject property is located within the **17th District** with the common address of **5816 Laurel Avenue, LaGrange, IL. 60525.**

SPECIAL USE

SU 21-06

Omar Muthana has petition the Zoning Board of Appeals for a Special Use to the zoning requirements of the C-4 General Commercial District. The Special Use is needed to expand an existing restaurant to include a drive thru window. The subject property is located within the **16th District** with the common address of **2441 N. Mannheim Road, Franklin Park, IL. 60131.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: OCTOBER 6, 2021 AT 10:00 AM