



**AUGUST 3, 2022
PUBLIC HEARING AGENDA**

The following items are scheduled for a virtual public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, August 3, 2022, at 10:00 AM. The ZBA will hold this meeting in accordance with the Illinois Open Meetings Act. The ZBA Board will be physically present at 69 W. Washington – 29th Floor Conference Room. Applicants and members of the public will remain remote until further notice.

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM JULY 6, 2022**
- 3. UNFINISHED BUSINESS**
- 4. NEW BUSINESS**

CONTINUED

- V-22-13** Shawn O'Mally (O'Mally Builders Inc.), has petitioned the Zoning Board of Appeals, for a variance to the zoning requirements of the R-4 Single Family Residence District. The variance is needed to reduce the rear yard setback from minimum required 50 feet to a proposed 33.1 feet to construct a new single-family residence. The subject property is located within the **17th District** with the common address of **1380 W. 52nd Place, LaGrange Highlands, IL. 60525.**
- V-22-14** Josiah and Alberto Vasquez have 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 left interior side yard setback from the minimum required 15 ft. to an existing 9.8 ft., and (2) reduce the rear yard setback from the minimum required 50 ft. to an existing 27.7 ft. The request is needed to bring the property into compliance while renovating and remodeling an existing single-family residence. The subject property is located within the **15th District** with the common address of **424 Pleasant Drive, Schaumburg, IL. 60193.**
- V-22-28** Anna Lukaszczyk, acting on behalf of Andy Guzy, 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; (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 29,753 sq. ft., (2) reduce the lot width from minimum required 150 ft. to an existing 100 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to 10.3 feet for the principal building and 4.7 feet for the accessory structure (wing wall), (4) reduce the right interior side yard setback from the minimum required 15 ft. to 12.7 feet at the building envelop and 7.1 feet for the accessory structure (wing wall), and (5) increase the F.A.R. from the maximum allowed 0.15 to 0.21. The request is needed to construct a new single-family residence with an attached garage. The subject property is located within the 17th District with the common address of 14241 Hillcrest Road, Lemont, IL. 60439.

VARIANCE

- V-22-29** George and Ada Cho, 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) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 21,005 sq. ft., and (2) reduce the lot width from minimum required 150 ft. to an existing 114 ft. for an addition onto an existing single-family residence on a septic system. The subject property is located within the **15th District** with the common address of **1117 S. Hough Street, Barrington, IL. 60010.**
- V-22-30** Roman and Olga Gavriyak, 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) reduce the corner side yard setback from the minimum required 15 ft. to 11.92 ft. (after-the-fact), and (2) reduce the distance between the principal and accessory building from the minimum required 10 ft. to 2 ft. 3/4 in. (after-the-fact). The variance is needed to bring the structure (gazebo) in conformance with the requirements of the Cook County Zoning Ordinance. The subject property is located within the **16th District** with the common address **2203 Emerson Avenue, Melrose Park, IL. 60164.**
- V-22-31** Peter and Jo Molnar have 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 right interior side yard setback from minimum required 15 ft. to 10 ft. (proposed), and (2) reduce the front yard setback from minimum required 40 ft. to 30 ft. (proposed). The request is needed to construct a new single-family residence with an attached garage, and detached storage shed. The subject property is located within the **17th District** with the common address of **930 W. 58th Street, LaGrange Highlands, IL. 60525.**
- V-22-32** Subrat Patra 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 area from the minimum required 40,000 sq. ft. to an existing 19,826 sq. ft. to construct an addition onto a single-family home on well and septic. The subject property is located within the **15th District** with the common address of **1512 Marion Street, Schaumburg, IL. 60193.**
- V-22-33** Elliott Alamillo 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 front yard from the maximum allowed 3 feet to 5 feet. The subject property is located within the **16th District** with the common address **4952 S. Latrobe Avenue, Chicago/Stickney, IL. 60638.**

SPECIAL USE

- SU-22-03** Torrence Avenue Solar 1, LLC, acting on behalf of Verdin Brothers Properties, LLC, has petitioned the Zoning Board of Appeals for a Special Use for Unique Use (SU) for a Planned Unit Development (PUD) to the zoning requirements of the R-5 Single Family Residence District. The SU/PUD is required to operate a ground mounted solar array facility to serve surrounding communities. The subject property is located within the **6th District** with the common address of **21944 Torrence Avenue, Chicago Heights, IL. 60411.**

DECISION MAKING

SU-22-01 & V-22-15

4751 S. Central LLC, acting on behalf of J & R Estates, LLC (Jay Series), has petitioned the Zoning Board of Appeals for a Special Use (SU) for a Unique Use with a companion Variance (V-22-15) to the zoning requirements of the C-5 Commercial Transition District. The applicant is requesting a Special Use for a Unique Use to construct a new coffee shop with a drive thru lane. The applicant is also requesting a companion Variance to; (1) reduce the number of required parking spaces from 115 to 22, and (2) reduce the front yard setback from the minimum required 30 ft. to 13.75 ft. if granted under the companion SU/UU (SU-22-01). The subject property is located within the **16th District** with the common address of **4751 South Central Avenue, Chicago/Stickney, IL. 60638.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: SEPTEMBER 7, 2022, AT 10:00 A.M.