



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 21-2437, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variance//SU 21-01 & V 21-01

Township: Lyons

County District: 17

Property Address: 9101 Oak Grove, Burr Ridge, Unincorporated Cook County, Illinois 60527

Property Description: The Subject Property consists of approximately 37,921 square feet of total land area and is located on the west side of Oak Grove Avenue approximately 75 feet north of Railroad Avenue, in Section 06.

Owner: Mateusz Skubisz, 8849 85th Street, Justice, Illinois 60458

Agent/Attorney: Anna Lukaszczyk, Agent representing the Owner, 8642 S. Menard Avenue, Burbank, Illinois 60459

Current Zoning: R-3 Single Family Residential District

Intended use: 1) Applicant seeks a Special Use for Planned Unit Development (PUD) to construct a single-family home, on a property designated as an "Environmentally Sensitive Area" by the Cook County Comprehensive Land Use Plan, in Section 06, and

2) The Applicant is also requesting a companion Variance to reduce the lot area from the minimum required 40,000 square feet, to an existing 37,922 square feet, in order to construct the new single-family residence, on property served by well and septic, if granted under the companion SU/PUD, in Section 06.

Recommendation: ZBA Recommendation is that the application be granted ??

Conditions: None

Objectors: January 24th, 2021, a Letter of Objection was received via ZBA email from Denise Kozak.

History:

Zoning Board Hearing: 02/03/2021

Zoning Board Recommendation date: 04/07/2021

County Board extension granted: N/A