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ZONING BOARD OF APPEALS
OF THE COUNTY OF COOK

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SECRETARY

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December 8th, 2015

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The following is a schedule of a public hearing to be held on **Wednesday, December 16th, 2015 at 1:00 P.M., at 69 W. Washington, Suite 2840, Chicago, Illinois 60602.**

Reference – V-15-57 JB Real Estate Fund LLC Series 210 (Owner) John J. Pikarski, Jr. (Applicant/Attorney) The Subject Property consists of approximately 0.46 acres, located on the northwest corner of Cottonwood Road and Walnut Circle in Northfield Township (Cook County Board District #14). The Variation as requested seeks to: (1) increase the floor area ratio (F.A.R.) from the maximum allowed 0.25 to an existing 0.32, (2) reduce the corner side yard setback from the minimum required 25 feet to an existing 17 feet, and (3) reduce the rear yard setback from the minimum required 50 feet to an existing 36 feet in the R-4 Single Family Residence District. Variance is sought in order to bring existing lot conditions into compliance and allow for the renovation of an existing single family dwelling. The commonly known address is 210 Cottonwood Road, Northbrook, Illinois.



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Reference #V-15-58 Innovative Design Ventures, LLC. c/o Hasani Steele (Owner/Applicant)

The Subject Property consists of approximately 0.40 acres located on the south side of 62nd Place and approximately 112.71 feet west of Edgewood Avenue in Lyons Township (Cook County Board District #17). The Variation as requested seeks to reduce the lot area from the minimum required 20,000 square feet to an existing 17,600 square feet in the R-4 Single Family Residence District. The Variance is sought in order to bring existing lot conditions into compliance and allow for the construction of a single family residential dwelling. The commonly known address is 1231 62nd Place, LaGrange Highlands, Illinois.

Reference – V-15-59 Kearney Builders, Inc. c/o Martin J. Kearney (Owner/Applicant)

The Subject Property consists of approximately 0.37 acres, located on the south side of 54th Street and approximately 435.98 feet west of Harvey Avenue in Lyons Township (Cook County Board District #17). The Variation as requested seeks to reduce the lot area from the minimum required 20,000 square feet to an existing 16,200 square feet in the R-4 Single Family Residence. Variance is sought in order to bring existing conditions into compliance and allow for the construction of a single family residential dwelling. The commonly known address is 1715 54th Street, LaGrange, Illinois.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Andrew Przybylo".

Andrew Przybylo
Secretary

AP:am



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