VILLAGE OF LYONS
ZONING BOARD OF APPEALS HEARING
AGENDA

May 14, 2019 – 6:30 PM
VILLAGE HALL COUNCIL CHAMBERS
4200 S. Lawndale Ave. Lyons, IL 60534

ZBA CHAIRMAN: Kenneth Getty
ZBA COMMISSIONERS:
Bill Capouch, Joseph Karasek, Doug Lane, Bryan McPherson, Jay Pierce
VILLAGE BOARD LIAZON: Michael Kotur
VILLAGE ATTORNEY: Michael Hayes
BUILDING DEPT. DIRECTOR: John Pierce
BUILDING DEPT. CODE ENFORCEMENT OFFICER: Jorge Torres

1) CALL MEETING TO ORDER

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

4) Approval of Minutes: Zoning Hearing 2019-03 April 9, 2019

5) Case # 2019-04 Hearing for a Special Use Permit for 7833 Ogden Avenue Carom Palace
   Billiards Café, LLC Lazaro Ramirez

      a) Petitioner’s Request and the presentation to the Board with documents.
      b) Comments from residents
      c) Board Discussion
      d) Motions for the Board and Decision
      e) Roll Call Vote!

4200 Lawndale Avenue • Lyons, Illinois 60534-2247 • (708) 442-4500 • Fax (708) 442-4431
6) Case # 2019-05 Hearing for a Special Use Permit for 7837 Ogden Avenue - Dolejs Realty
Richard Dolejs & Michael Kuta

1. The applicant Requesting a Special Use to operate a Real Estate and Property Management office. A variance from 13-7A-3C of the Lyons Village Code. Office space on the ground floor in a B-1 district will only be allowed as a Special Use.
   a) Petitioner’s Request and the presentation to the Board with documents.
   b) Comments from residents
   c) Board Discussion
   d) Motions for the Board and Decision
   e) Roll Call Vote!

7) Case # 2019-06 Hearing for a Special Use Permit for 8110 Ogden Avenue – One Wealth Architect, LLC Building Owner: Juan Mena

1. The applicant Requesting a Special Use to operate an Office for Financial Management and Business Development. A variance from 13-7A-3C of the Lyons Village Code. Office space on the ground floor in a B-1 district will only be allowed as a Special Use.
   a) Petitioner’s Request and the presentation to the Board with documents.
   b) Comments from residents
   c) Board Discussion
   d) Motions for the Board and Decision
   e) Roll Call Vote!

8) Case # 2019-07 Hearing for a Variance for relief of the Northside yard set back.
4140 Elm Ave. Marija Gavrilovic

1. The applicant requests a Variance for relief of the North Side Yard Set Back. At this time they have 2.55 feet of the five feet required as per Lyons Village Code per 13-6-A-3-B. The goal is to add a second floor to the house.
   a) Petitioner’s Request and the presentation to the Board with documents.
   b) Comments from residents
   c) Board Discussion
   d) Motions for the Board and Decision
   e) Roll Call Vote!

Adjournment