



# *Village of Lyons*

## **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 LIAISON: 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

- 1, The applicant Requesting a Special Use to operate a Billiard Parlor. A variance from 13-7A-3B of the Lyons Village Code.
  - 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!

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