

**THE ZONING BOARD OF  
APPEALS  
OF COOK COUNTY, ILLINOIS**

**JAMES L. WILSON**  
SECRETARY OF THE BOARD



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May 30, 2018

**PUBLIC HEARING AGENDA**

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, June 6, 2018 at 1:00PM at 69 W. Washington, 22<sup>nd</sup> Floor Conference Room, Chicago, Illinois 60602.**

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**VARIATIONS:**

**Continued from April 4, 2018:**

**V 18-09** The applicant Ed Janczur Esq./owners Jozef & Anna Palasz request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to reduce the rear yard setback from the minimum required 50 feet to an existing 29 feet. The variance is sought to obtain an after-the-fact building permit for an attached garage addition.

The subject property is approximately 0.46 acre located north of 130<sup>th</sup> Street approximately 274 feet west of 80<sup>th</sup> Avenue in Section 35 of Palos Township, Cook County **District #17**. The common address is **8030 W. 130<sup>th</sup> Street Palos Park, Illinois 60464**.

**V 18-16** The applicant Nicholas Ftikas Esq. (Law Offices of Sam Banks), Project Outdoor, LLC. /owner 600 Waukegan Road Condominium Association, request a variance to the zoning requirements of the I-1 Restricted Industry District. The request seeks to: (1) ((reduce the distance of a billboard from the Forest Preserve District)) from the minimum required 500 feet to a proposed 125 feet, (2) increase the height of the billboard from maximum allowed 40 feet to a proposed 58 feet and (3) reduce the front yard setback from minimum required 30 feet to a proposed 1.5 feet. The variance is sought to construct a billboard advertising sign.

The subject property is approximately 5.13 acre located west of Waukegan Road (Frontage Road) and south of the Edens Spur Toll Road, in Section 04 Northfield Township, Cook County District #14. The common address is **600 Waukegan Road, Northbrook, Illinois 60062**.



ZONING BOARD OF APPEALS  
OF THE  
COUNTY OF COOK

**V 18-23** The applicants/owners Patrick and Karen Flanagan, request 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 feet to an existing 14 feet and (2) increase the height of the fence located the corner side yard from the maximum allowed 3 feet to an existing 6 feet. The request is sought to bring existing conditions into compliance.

The subject property is approximately 0.33 acre located on the northwest corner of Stagecoach Road and McCabe Court, in Section 06 Orland Township, Cook County District #17. The common address is **13812 McCabe Drive, Orland, Illinois 60467**.

**V 18-25** The applicant/owner Manuel Garcia, request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to reduce the right interior side yard setback from the minimum required 10 feet to an existing 1.17 feet. The variance is sought to bring existing conditions into compliance to obtain an after-the-fact building permit.

The subject property is approximately 0.33 acre located on the east side of Lockwood Avenue and approximately 351 feet south of 47th Street, in Section 06 Orland Township, Cook County District #17. The common address is **4737 S. Lockwood Avenue, Chicago, Illinois 60467**.

**SPECIAL USE:**

**SU 18-01 & V 18-20**

The applicant Joseph Kearney /owner BSLB, LLC. requests a special use for a planned unit development with companion to a variance in the R-4 Single Family Residence District to allow for the development of a single family residential dwelling located within an environmentally sensitive area, as designated by the Cook County Comprehensive Land Use and Policies Plan. The variance request seeks to (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to an proposed 9 feet, (3) reduce the lot area from the minimum required 20,000 square feet to an existing 9,917 square feet, and (4) reduce the lot width from 100 feet to an existing 75 feet. The variance is sought in order to construct a single family residential dwelling with attached garage.

The subject property is approximately 0.23 acre located on the east side of Orange Avenue and approximately 364 feet north of 167th Street in Section 20 of Orland Township, (Cook County District #17). The common address is 16629 Orange Avenue, Orland Park, Illinois 60467.



ZONING BOARD OF APPEALS  
OF THE  
COUNTY OF COOK

**DECISION MAKING/MISC.:**

**SU 17-07** The applicants: Easy Care Loans, INC (Ibrahim Alshawabkeh) and Felix Gonzalez Esq./owner Canario Investment Group, LLC request a Special Use in the C-4 General Commercial District for the operation of an automobile sales and leasing dealership.

The subject property is approximately 0.48 acre located on the southwest corner of Diversey Avenue and Mannheim Road in Section 29 of Leyden Township, Cook County **District #16**. The common address is **10405 W. Diversey Avenue, Suite C, Melrose Park, Illinois 60160 and 2748 N. Mannheim Road, Melrose Park, Illinois 60160**.

**Departmental Comments:**

Planning & Development  
Environmental Control  
Forest Preserve  
Highway  
Public Health  
Building & Zoning

**Objectors:**

**SU 18-03 & V 18-10** The applicant PSD2 LLC. c/o David Blinderman / Owner PSD2 LLC. requests a Special Use for Unique Use in the I-1 Restricted Industrial District to operate a Motor Freight Terminal and (with a companion V 18-10) to reduce front side yard setback from 30 feet to an existing 22 feet.

The subject property is located on the southeast corner of 1-294 (Edens Spur) and IL-43 (Waukegan Road), in Section 04 of Northfield Township, Cook County District #14. The common address is **600B Waukegan Road, Northbrook, Illinois 60062**.

**Departmental Comments:**

Planning & Development  
Environmental Control  
Forest Preserve  
Highway  
Public Health  
Building & Zoning

**Objectors:**

Tim Rueckert, Northfield Township Road District, Highway Commissioner  
Wally Kerr, Northfield Township Road District





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