

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

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November 29, 2016

PUBLIC HEARING AGENDA

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, December 7, 2016 at 1:00PM at the George W. Dunne Cook County Office Building located at 69 West Washington Street, 17th Floor Conference Room, Chicago, Illinois 60602.**

Variations:

V-16-31 **Continued:** The applicant Maria Faber and owners, Joseph and Marianna Pytel, request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to reduce the front yard setback from the minimum required 25 feet (20% of lot depth) to a proposed 18 feet. This variance is made in addition to the previous request granted on October 5th 2016. The variance is sought in order to construct a single family residential dwelling with detached garage.

The subject property is located on the west side of Lorel Avenue and approximately 59 feet north of 50th Street in Section 9 of Stickney Township (Cook County District #11). The common address is **4956 South Lorel Avenue, Chicago, Illinois 60193.**

V-16-48 **Continued:** The applicant/owner Alicia Leon, request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to increase the height of a fence located in both the front and corner yards from the maximum allowed 3 feet to an existing 6 feet in order to bring the existing fence into compliance.

The subject property is approximately 0.14 acre located on the northeast corner of 48th Street and South Linder Avenue in Section 09 of Stickney Township (Cook County District #16). The common address is **4757 South Linder Avenue, Chicago, Illinois 60638.**



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V-16-49 The applicant/owner Kerry Webber, request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to increase the height of the fence located in the rear yard of a through lot from the maximum allowed 3 feet to a proposed 5 feet.

The subject property is approximately 0.69 acre located between South Austin and South Mason Avenue and approximately 300 feet north of west 129th Street in Section 32 of Worth Township (Cook County District #6). The common address is **12830 South Mason Avenue, Palos Heights, Illinois 60463.**

V-16-50 The applicant/owner Elzbieta Makula, request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to increase the height of a fence located in the corner yards from the maximum allowed 3 feet to a proposed 6 feet and to reduce the corner side yard setback from the minimum required 25 feet to an existing 21.25 feet. The request is sought in order to bring existing conditions into compliance and to construct a fence.

The subject property is approximately 0.46 acre located on the southwest corner of Deerpath Road and Foxwood Lane in Section 04 of Palatine Township (Cook County District #14). The common address is **128 South Deerpath Road, Barrington, Illinois Linder Avenue, Barrington, Illinois 60010.**



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V-16-51

The applicant Rob Roe (Berg & Berg Attorneys at Law) & owner Javier Gaytan of Gaytan Properties Series LLC., request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to (1) reduce the lot area from the minimum required 10,000 square feet to an existing 5,908 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 47 feet, (3) reduce the front yard setback from the minimum required 25.1 feet (@ 20% of lot depth) to a proposed 20 feet, (4) reduce the corner side yard setback from the minimum required 15 feet to a proposed 6 feet, (5) reduce the interior side yard setback from the minimum required 10 feet to a proposed 4.6 feet, (6) reduce the rear yard setback from the minimum required 40 feet to a proposed 26.7 feet and; (7) increase the floor area ratio (FAR) from the maximum allowed 0.40 feet to a proposed 0.49 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the constructions of a single family residential dwelling.

The subject property is approximately 0.13 acre located on the northwest corner of 49th Street and Long Avenue in Section 09 of Stickney Township (Cook County District #16). The common address is **4858 South Long Avenue, Chicago, Illinois 60638.**