

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

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COUNTY ADMINISTRATION  
BUILDING  
69 West Washington Street, Suite  
2840  
Chicago, Illinois 60602-3169  
TEL 1.312.603.0540  
FAX 1.312.603.9941

November 9, 2016

**PUBLIC HEARING AGENDA**

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, November 16<sup>th</sup>, 2016 at 1:00PM at the George W. Dunne Cook County Office Building located at 69 West Washington Street, Suite 2840, Chicago, Illinois 60602.**

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**Variations:**

**V-16-31**      **AMENDED APPLICATION:** 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 5<sup>th</sup> 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 50<sup>th</sup> Street in Section 9 of Stickney Township and has a common address of **4956 South Lorel Avenue, Chicago, Illinois 60193,**

**V-16-47**      The applicant Wendy Villarreal and owners Richard and Maria Villarreal, request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to (1) reduce the right corner side yard setback from the minimum required 25 feet to a proposed 9.5 feet and (2) reduce the left interior side yard setback from the minimum required 15 feet to an existing 10.2 feet. Variance is sought in order to bring existing conditions into compliance and for the construction of an enclosed porch addition.

The subject property is approximately 0.46 acre located on the southeast corner of 59<sup>th</sup> Street and Sunset Avenue in Section 17 of Lyons Township and has a common address of **5939 Sunset Avenue, LaGrange, Illinois 60525.**



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**V-16-48** 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 48<sup>th</sup> Street and South Linder Avenue in Section 09 of Stickney Township and has a common address of **4757 South Linder Avenue, Chicago, Illinois 60638.**

**Map Amendment:**

**MA-16-06  
& V-16-41**

The applicants The Lamar Companies (c/o Jon Terpstra and Chris Lupo), attorney Nicholas Ftikas and owner Brookside Venture, LLC, request a map amendment (MA-16-06) to rezone the subject property a portion of the subject property from the C-4 General Commercial District to the I-1 Restrictive Industrial District in order to construct a billboard. As well as a request for a companion variance (V-16-41) to the zoning requirements of the I-1 Restrictive Industrial District. The request seeks to (1) increase the height of a proposed monopole billboard sign from the maximum allowed 40 feet to a proposed 52 feet and (2) to reduce the distance from the Forest Preserve property lot line from the minimum required 500 feet to a proposed 304 feet. The portion to be rezoned will be subdivided from the subject property if the requested Map Amendment and Variance are granted.

The subject property is approximately 0.14 acre located on the northeast corner of Waukegan Road and I-94 (Eden's Expressway) in Section 04 of Northfield Township and has a common address of **455-577 Waukegan Road, Northbrook, IL 60062.**