

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

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March 28, 2018

PUBLIC HEARING AGENDA

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, April 4, 2018 at 1:00PM at 69 W. Washington, 22nd Floor Conference Room, Chicago, Illinois 60602.**

Variations:

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 28 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 130th Street approximately 274 feet west of 80th Avenue in Section 35 of Palos Township, Cook County **District #17**. The common address is **8030 W. 130th Street Palos Park, Illinois 60464.**

V 18-11 The applicant Ania Keller /owners Grzegorz and Malgorzata Smalec 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 6 feet. The variance is sought to bring existing conditions into compliance and to allow for the construction of a three-car attached garage.

The subject property is approximately 0.27 acre located east side of Holly Lane approximately 62.33 feet south of Grove Street in Section 33 of Northfield Township, Cook County **District #14**. The common address is **1101 Holly Lane, Glenview, Illinois 60025.**

V 18-12 The applicants James O'Rourke Esq. and Darren Ruback /owners Selex LLC. request a variance to the zoning requirements of the C-4 General Commercial District. The request seeks to reduce the front yard setback from the minimum required 30 feet to 6.6 feet.

The subject property is approximately 0.58 acre located mid-block of Central Avenue between 49th Street and 50th Street in Section 9 of Stickney Township, Cook County **District #16**. The common address is **4917 S. Central Avenue, Stickney, Illinois 60038.**



V 18-13

The applicants/owners Cathleen and Vincent Deligio 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 40,000 square feet to an existing 21,240 square feet, (2) reduce the minimum required lot width from 150 feet to an existing 120 feet, (3) reduce the separation between a principle structure and an accessory structure from the minimum required 10 feet to an existing 7.89 feet, (4) reduce the left interior side yard setback for an accessory structure from the minimum required 5 feet to an existing 4.11 feet and (5) reduce the right interior side yard setback for an accessory structure from the minimum required 5 feet to an existing 1.23 feet The variance is sought to bring existing conditions into compliance and to allow for the construction of an addition to a dwelling on well and septic.

The subject property is approximately 0.49 acre located west of Cook Street and 116 feet south of Princeton Avenue in Section 12 of Barrington Township, Cook County **District #15**. The common address is **1208 S. Cook Street, Barrington, Illinois 60010**.

V 18-14

The applicants/owners Andy and Sara Gomez 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 7.1 feet and (2) reduce the rear yard setback from the minimum required 40 feet to an existing 33.5 feet. The variance is sought to bring existing conditions into compliance and to allow for the construction of a second-story residential addition.

The subject property is approximately 0.2 acre located on the southeast corner of Balmoral Avenue and Washington Street in Section 12 of Norwood Township, Cook County **District #9**. The common address is **7953 West Balmoral Avenue, Chicago, Illinois 60656**.

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**.

