

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

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October 27, 2016

**PUBLIC HEARING AGENDA**

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, November 2<sup>nd</sup>, 2016 at 1:00PM at the George W. Dunne Cook County Office Building located at 69 West Washington Street, 17<sup>th</sup> Floor Conference Room, Chicago, Illinois 60602.**

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**Variations:**

**V-16-45** The applicant/owner Syed Mateen for Asia Motors, Inc., requests a variance to the zoning requirements of the C-4 General Commercial District. The request seeks to increase the height of a fence located in the front and corner yards from the maximum allowed 3 feet to a proposed 5 feet.

The subject property is approximately 1 acre located on the west side of Mannheim Road and approximately 64.35 feet south of Medill Avenue in Section 32 of Leyden Township, Cook County District #17. The common addresses are **2300-2318 North Mannheim Road, Melrose Park, Illinois 60164.**

**V-16-46** The applicant Kirk Alexakos and owner Ted Hortis, 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 8,640 square feet, (2) reduce the right interior side yard setback from the minimum required 10 feet to an existing 5 feet and (3) reduce the left interior side yard setback from the minimum required 10 feet to an existing 5 feet. Variance is sought in order to bring existing conditions into compliance and for the construction of a single family residential dwelling with attached garage.

The subject property is approximately 0.20 acre located on the north side of Summerdale Avenue and approximately 120 feet west of Courtland Avenue in Section 11 of Norwood Park township, Cook County District #9. The common address is **8212 West Summerdale Avenue, Chicago, Illinois 60656.**



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**Decision Making/Misc.:**

**MA-16-03** The applicant Christine Slattery and owner Cook County Forest Preserve, request a Map Amendment to rezone the subject property from its current zoning designation of the R-4 Single Family Residence to a proposed zoning designation of P-1 Public Land District. The request is sought for the operation of a disc golf course and public visitor center.

The subject property is approximately 52 acres located on the southwest corner of Bode Road and Rohrssen Road in Section 17 of Hanover Park Township (Cook County District #15. The common known address is **11N260 Rohrssen Road, Elgin, Illinois 60120.**

**Comments:** Department of Planning & Development

Department of Environmental Control

Department of Transportation & Highways

Department of Public Health

Department of Building & Zoning

**Objections:** None

**Extension of Time:**

**V-16-45** The applicant Anna Lukaszczyk and owner Adam Gmiterek (previous owners Scott & Susan Cooper) The Variance as approved seeks to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 25,188 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 90 feet in the R-3 Single Family Residence District.

The subject property is approximately 0.51 acre located on the east side of Pine Avenue and approximately 710.32 feet north of Apple Avenue in Lemont Township (Cook County District #17. The common address is **11945 Pine Avenue, Lemont, Illinois 60439.**

Applicant/owner is requesting a one year extension of time.