



**OCTOBER 6, 2021  
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals on Wednesday, October 6, 2021 at 10:00 A.M. at 69 W. Washington - 22nd Floor Conference Room, Chicago, Illinois 60602.

- 
- 1. CALL TO ORDER / DECLARATION OF QUORUM**
  - 2. APPROVAL OF MEETING MINUTES FROM SEPTEMBER 1, 2021**
  - 3. OLD BUSINESS**
  - 4. NEW BUSINESS**

**VARIANCE**

- V 21-52** Matthew Tinberg has petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District to increase the height of fence in the corner side yard from maximum allowed 3 feet to 6 feet. The subject property is located within the **6th District** with the common address of **12531 S. Major Avenue, Palos Heights, IL. 60463.**
- V 21-53** Anna Lukaszczyk, acting on behalf of Boguslawa Wozniak, has petitioned the Zoning Board of Appeals, for a variance to the zoning requirements of the R-4 Single Family Residence District. The variance is needed to reduce the rear yard setback from minimum required 50 feet to an existing 30.25 feet to construct an addition onto an existing single-family residence. The subject property is located within the **17th District** with the common address of **12748 S. 86<sup>th</sup> Avenue, Palos Park, IL. 60464.**
- V 21-54** The Beverly Country Club has petitioned the Cook County Zoning Board of Appeals for a variance to the Zoning Requirements of the R-4 Single Family Residence District to increase the height of fence in the front yard from maximum allowed 3 feet to 8 feet to replace an existing fence. The subject property is located within the **4th District** with the common address of **8700 S. Western Avenue, Chicago, IL. 60620.**
- V 21-55** Denisse Vences Ronces has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to increase the height of a fence in the front and corner yard from the maximum allowed 3 ft. to 6 feet (existing). The subject property is located within the **16th District** with the common address of **2300 Fairfield Avenue, Melrose Park, IL. 60164.**
- V 21-56** John Sugrue, acting on behalf of Juan Carlos Cedillo and Juana Saldiver, has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-5 Single Family Residence District. The request seeks to; (1) reduce the front yard setback from the minimum required 25 ft. (@20% of lot dept) to 16 feet 8 inches, (2) reduce the left interior side yard setback from the minimum required 10 feet to 2 feet 3 inches, and (3) increase the height of the above grade steps in the front yard from the maximum allowed 4 feet to 5 feet 4 inches. The variance is needed to complete interior remodeling and an addition onto an existing SFR.

The subject property is located within the **16th District** with the common address of **5005 – 07 S. Latrobe Avenue, Chicago, IL. 60638.**

**V 21-57** Icon Building Group (Vikki Concialdi), acting on behalf of Burt Koht and Sarah Townsend, has petitioned the Cook County Zoning Board of Appeals for a Variance to the Zoning Requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the lot area from minimum required 40,000 sq. ft. to 34,511 sq. ft. (existing), and (2) reduce lot width from minimum required 150 ft. to 131 ft. (existing) to construct a new single-family residence on well and septic. The subject property is located within the **15th District** with the common address of **407 Parkview Drive, Schaumburg, IL. 60193.**

**V 21-59** Nelson and Griselda Herrera have petitioned the Cook County Zoning Board of Appeals for a variance to the zoning requirements of the R-5 Single Family Residence District to increase the height of fence in the corner side yard from maximum allowed 3 feet to 5 feet. The subject property is located within the **16th District** with the common address of **2124 Dora Street, Melrose Park, IL. 60164.**

#### **SPECIAL USE**

**SU 21-06** Omar Muthana has petition the Zoning Board of Appeals for a Special Use to the zoning requirements of the C-4 General Commercial District. The Special Use is needed to expand an existing restaurant to include a drive thru window. The subject property is located within the **16th District** with the common address of **2441 N. Mannheim Road, Franklin Park, IL. 60131.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING:      NOVEMBER 3, 2021 AT 10:00 A.M.**