



**AUGUST 7, 2024
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, August 7, 2024, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room.

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM JULY 10, 2024**
- 3. NEW BUSINESS**

V-2422

Stanislaw Pepek 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; (1) reduce the lot area from minimum required 10,000 sq. ft. to 6,720.5 sq. ft. (existing); (2) reduce the lot width from minimum required 60 ft. to 50 ft. (existing); (3) reduce the front yard setback from minimum required 26.8 ft. (@20% of lot dept) to 20 ft.(proposed), and (4) reduce the right interior side yard setbacks from minimum required 10 ft. to 5 ft. (proposed). The variance is required to construct a new single-family residence. The subject property is located within the **11th District** with the common address **7127 W. 73rd Place, Chicago/Stickney, IL. 60638.**

V-2423

Stanislaw Pepek 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; (1) reduce the lot area from minimum required 10,000 sq. ft. to 6,720.5 sq. ft. (existing); (2) reduce the lot width from minimum required 60 ft. to 50 ft. (existing); (3) reduce the front yard setback from minimum required 26.8 ft. (@20% of lot dept) to 20 ft.(proposed), and (4) reduce the left interior side yard setbacks from minimum required 10 ft. to 5 ft. (proposed). The variance is required to construct a new single-family residence. The subject property is located within the **11th District** with the common address **7125 W. 73rd Place, Chicago/Stickney, IL. 60638.**

V-2424

Manuel Herrera has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of R-5 Single Family Residence District. The request seeks to reduce the left interior side yard setback from the minimum required 10 feet to 5 feet to construct a two-story addition onto an existing single-family residence. The subject property is located within the **16th District** with the common address **2037 Louis Street, Melrose Park, IL. 60164.**

V-2425

Mario Capilla (Mario A. Capilla Architecture & Design), acting on behalf of Martha Davila & Abraham Rosales, 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; (1) reduce the lot area from minimum required 10,000 sq. ft. to 6,911 sq. ft. (existing); (2) reduce the lot width from minimum required 60 ft. to 51.6 ft. (existing); (3) reduce the front yard setback from minimum required 26.8 ft. (@20% of lot dept) to 24.2 ft. (proposed); (4) reduce the corner side yard from the minimum required 15 ft. to 6.2 ft. (existing), and (5) reduce the left interior side yard setback from the minimum required 10 ft. to 5,8 ft. (existing). The variance is required to construct a first and second story addition onto an existing single-family residence. The variance is required to construct a new single-family residence. The subject property is located within the **11th District** with the common address **7051 W. 74th Street, Chicago/Stickney, IL. 60038.**

SPECIAL USE (SU/UU)

SU/UU-2404

B2B Des Plaines LLC dba Bumper to Burger, acting on behalf of JMS Ballard Mark B. Michael, has petitioned the Zoning Board of Appeals for a Special Use (SU) for Unique Use (UU) in the C-4 Commercial District. The SU/UU is required to add a drive-up window to an existing fast-food restaurant. The subject property is located within the **17th District** with the common address **9390 Ballard Road, Des Plaines, IL. 60016.**

4. UNFINISHED BUSINESS

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: SEPTEMBER 4, 2024, AT 11:00 AM