



NOVEMBER 6, 2019

**PUBLIC HEARING AGENDA**

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, November 6, 2019 at 1:00PM at 69 W. Washington - 22<sup>nd</sup> Floor Conference Room, Chicago, Illinois 60602.**

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1. CALL TO ORDER / DECLARATION OF QUORUM
2. APPROVAL OF MEETING MINUTES FROM OCTOBER 2, 2019
3. OLD BUSINESS

**VARIANCE**

- V-19-43** Cesar Robles (applicant/owner) 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 located in the corner side yard from the maximum allowed 3 ft. to a proposed 6 ft. The subject property is located in the **16<sup>th</sup> District**, with the common address of **10703 Grand Avenue, Melrose Park, Illinois 60164.**

4. NEW BUSINESS

**VARIANCE**

- V-19-50** Maria Morgado 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 located in the corner side yard from the maximum allowed 3 ft. to a proposed 6 ft. The request is sought to give the residence more privacy and safety. The subject property is located in the **16<sup>th</sup> District**, with the common address of **4901 S. Lockwood Avenue, Chicago, Illinois 60638.**
- V-19-53** Nada Magazin 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 reduce the distance between the principle structure (house) and accessory structure (pool) from the minimum required 10 ft. to an existing 5 ft. 11 inches. The variance is needed to bring the property into compliance. The subject property is located in the **9<sup>th</sup> District**, with the common address of **5626 N. Vine Avenue, Norwood Park, Illinois 60631.**
- V-19-54** Cynthia Zichal has petitioned the Zoning Board of Appeals for 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 ft. to a proposed 40.25 ft. The request is sought to allow for the construction of an addition to an existing garage for a third car. The subject property is located in the **14<sup>th</sup> District**, with the common address of **164 E. Hillside Road, Barrington, Illinois 60010.**
- V-19-55** Yovani Morales 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 side yards from the maximum allowed 3 ft. to a proposed 6 ft. The request is sought to give the residence more privacy and safety. The subject property is located in the **16<sup>th</sup> District**, with the common address of **2100 25<sup>th</sup> Avenue, Melrose Park, Illinois 60164.**

- V-19-56** Thomas Valdez 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 reduce the front yard setback from the minimum required 28 ft. (20% of the lot depth) to an existing 6.5 ft. The variance is needed to bring the property into compliance. The subject property is located in the **11<sup>th</sup> District**, with the common address of **7022 W. 73<sup>rd</sup> Street, Chicago, Illinois 60638**.
- V-19-57** Lawrence Kulesza has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to increase the height of a fence in the corner side yard from the maximum allowed 3 ft. to a proposed 4 ft. The request is sought to replace an existing fence. The subject property is located in the **15<sup>th</sup> District**, with the common address of **413 Blackhawk, Schaumburg, Illinois 60193**.
- V-19-59** Anna Lukaszczyk, on behalf of Ryszard Surdel 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 right interior side yard setback from the minimum required 10 feet to an existing 4.9 ft., (2) reduce the front yard setback from the minimum required 26.8 ft. (20% of lot depth) to an existing 20.4 ft., (3) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 6,700 sq. ft., and (4) reduce the lot width from the minimum required 60 ft. to an existing 50 ft. The request is sought to allow for the construction of a dormer addition and detached garage on an existing single family residence. The subject property is located in the **11<sup>th</sup> District**, with the common address of **7021 W. 72<sup>rd</sup> Street, Chicago, Illinois 60638**.

**5. Announcements**

**6. Adjournment**