



NOVEMBER 12, 2024

PUBLIC HEARING AGENDA

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Tuesday, November 12, 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 OCTOBER 2, 2024

3. UNFINISHED BUSINESS

V-24-0035

Pamela King 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 front yard setback from the minimum required 39 feet (20% of the lot dept) to a proposed 20.6 feet to construct a raised, uncovered wood deck in the restricted front yard setback zone. The subject property is located within the **15th District** with the common address **26 Glen Echo Street, Elgin, IL. 60120.**

4. NEW BUSINESS

V-24-0038

Helene Berns & Howard Freedberg have 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 increase the height of masonry pillars to be built in the front yard from the maximum allowed 3 feet to a proposed 4.5 feet. The subject property is located within the **14th District** with the common address **3861 Maple Avenue, Northbrook, IL. 60062.**

V-24-0039

Juan Rodea Tellez has petitioned the Cook County 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 distance between the principal structure and the canopy attached to the detached garage from the minimum required 10 feet to 0 feet for an after-the-fact canopy; (2) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 8,390 sq. ft., and (3) reduce the interior side yard setback from the minimum required 10 feet to an existing 8.7 feet. The subject property is located within the **16th District** with the common address **851 N. Roy Avenue, Melrose Park, IL. 60104.**

V-24-0041

Edward and Patricia Sobczak have 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 front yard setback from the minimum required 40 feet to a proposed 31.75 feet for an after-the-fact canopy at the front entrance. The subject property is located within the **17th District** with the common address **7951 W. 127th Street, Palos Park, IL. 60464.**

V-24-0042

Brendan Kearney 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; (1) reduce the left interior side yard setback from the minimum required 15 feet to an existing 12.5 feet, and (2) reduce the right interior side yard setback from the minimum required 15 feet to an existing 12.4 feet. The variance is required to construct a second story addition onto an existing single-family residence. The subject property is located within the **17th District** with the common address **1729 60th Street, La Grange Highlands, IL. 60525.**

SU/UU-24-0006

The Rosebud School, Inc., acting on behalf of Advocate Health and Hospitals Corporation, has petitioned the Cook County Zoning Board of Appeals for Special Use in the R-4 Single Family Residence District to operate a daycare facility. The subject property is located within the **17th District** with the common address **9375 Church Street, Des Plaines, IL. 60016.**

DECISION MAKING

MA-2401 & SU/PUD-2401 Final Plan Approval

Leyden Township, acting on behalf of the Town of Leyden, has petitioned the Zoning Board of Appeals for a MA-2401-Map Amendment with a companion SU-2401-Special Use for Planned Unit Development (PUD) in a C-4 General Commercial District (GCD). The Applicant is requesting a Map Amendment to rezone the subject property from C-4 to R-8 General Residence District (GRD) to construct a 4-story, 80-unit affordable senior housing development. The Applicant is also seeking Special Use for a PUD, in the C-4 (GCD) to allow for the construction of a higher density multi-story development if the companion Map Amendment is granted. The subject property is located within the 16th District with the common address 2450 & 2506-2516 Mannheim Road, Franklin Park, IL. 60131 and 60164.

5. ADDITIONAL ITEM FOR DISCUSSION

PROPOSED ZONING ORDINANCE TEXT AMENDMENT DISCUSSION

6. ANNOUNCEMENTS

7. ADJOURNMENT

8. NEXT MEETING: DECEMBER 4, 2024, AT 11:00 AM