

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



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FINDINGS AND RECOMMENDATIONS

June 17, 2026

RE: Sergio Medina
Applicant: Jaime Gascon
VA-26-0015
CC Dist. #5

Application: Applicant seeks a variance in the R-4 Single Family Residence District seeks to reduce the distance between the principal structure (single-family residence) and accessory structure (garage) from the minimum required 10 feet to 5.8 feet to construct a covered patio.

Recommendation: That the above application be granted with a condition.

The Subject Property is 1.79 acres located in Section 18 of Bloom Township, Cook County District #5. The common address is **20507 Dutra Avenue, Chicago Heights, IL. 60411**. The PIN is 32-18-305-029-0000.

A public hearing was held on this matter on June 17, 2026 at 11:00 AM at 69 West Washington Street 22nd Floor Conference Room, Chicago, Illinois 60602, pursuant to publication and in the manner prescribed by law.

The municipalities located within 1 ½ miles of the Subject Property are City of Chicago Heights, Villages of Olympia Fields, Park Forest, and Flossmoor. There are no objections from the municipalities.

The Zoning Board of Appeals *unanimously* recommended approval by a vote of **5-ayes**, that the variance be granted, in accordance with our Findings and Recommendations presented herewith.

Condition: Adding a 5' X5' area of fire protection on the patio where the fireplace /grill is located.

Objectors: Chris Rizzi, 884 8th Street, Chicago, Heights, IL 60411

Respectfully submitted,

James L. Wilson, Secretary

JW/SEASE