



**DECEMBER 4, 2024  
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, December 4, 2024, at 11:00 AM located at 69 W. Washington – 22<sup>nd</sup> Floor Conference Room.

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- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM NOVEMBER 12, 2024**
- 3. UNFINISHED BUSINESS**

**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.**

**4. NEW BUSINESS**

**V-24-0043**

Antonio Alcala has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-5 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 12,700 sq. ft.; (2) reduce front yard setback from 25 ft. (at 20% of lot depth) to an existing 10.9 ft.; (3) reduce right interior side yard setback from the minimum required 3 ft. to an existing 0 ft., and (4) reduce the rear yard setback from the minimum required 5 ft. to an existing 0 ft. The variance is required to construct a second story addition onto an existing single-family residence on well and septic system. The subject property is located within the **16th District** with the common address **3839 Stanley Avenue, Riverside, IL. 60546.**

**V-24-0044**

Dorothy Montoya, acting on behalf of Fedrico Delgado & Sandra Moreno, 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 the minimum required 10,000 sq. ft. to an existing 3,094.4 sq. ft., (2) reduce lot width from 60 ft. to an existing 24.6 ft., (3) reduce front yard setback from the minimum required 25.2 ft. (20% of lot depth) to an existing 22.7 ft., (4) reduce left and right interior side yard setbacks from 10 ft. to 2.6 ft.; (5) reduce the rear yard setback of an accessory structure from 5 ft. to 2.7 ft., and (6) increase the impervious surface coverage from 50% to an existing 83.9%.

The variance is required to bring the property into compliance for after-the-fact work done to an existing single-family residence. The subject property is located within the **17th District** with the common address **4816 S. Lotus Avenue, Chicago/Stickney, IL. 60638.**

**V-24-0045**

Juan Silva 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 an accessory structure from the maximum allowed 15 feet to an existing 17.5 feet for an after-the fact constructed detached garage. The subject property is located within the **5th District** with the common address **4964 171<sup>st</sup> Street, Tinley Park, IL. 60478.**

**V-24-0046**

Ammar & Sabiya Shaikh 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; (1) reduce the lot width from 150 feet to an existing 100 feet, and (2) reduce both interior side yard setbacks from the minimum required 15 feet to a proposed 13.5 feet. The variance is required to construct a new single-family residence on well and septic. The subject property is located within the **15th District** with the common address **427 Pleasant Drive, Schaumburg, IL. 60193.**

**CONTINUED**

**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.**

PROPOSED ZONING ORDINANCE TEXT AMENDMENT DISCUSSION

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING: JANUARY 8, 2025, AT 11:00 AM**