

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: Nicolas Ron**  
**Applicant: Nicolas Ron**  
**VA-26-0012**  
**CC Dist. #5**

**Application:** Applicant seeks a variance in the R-3 Single Family Residence District seeks to reduce the width from the minimum required 150 feet to an existing 100 feet in order to construct a single-family residence on a septic system.

**Recommendation: That the above application be granted.**

The Subject Property is 0.94 acres located on the south side of 192<sup>nd</sup> Street approximately 600 feet east of Central Park Avenue in Section 11 of Rich Township, Cook County District #5. The common address is **3449 W. 192nd Street, Homewood, IL. 60430**. The PIN is 31-11-218-007-0000.

A public hearing was held on this matter on May 6, 2026, and continued to June 17, 2026 at 11:00 AM at 69 West Washington Street 22<sup>nd</sup> 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 Country Club Hills, Villages of Olympia Fields, Homewood, Hazelcrest, 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:** None

**Objectors:** Carrie Brown, 3510 & 3522 192<sup>nd</sup> Street, Homewood IL

Respectfully submitted,

James L. Wilson, Secretary

JW/SEASE