



**FEBRUARY 7, 2024
PUBLIC HEARING AGENDA**

The following items are scheduled for a public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, February 7, 2024, at 11:00 AM located at 69 W. Washington – 22nd Floor Conference Room.

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

VARIANCE

- V-23-42** Mario Capilla, acting on behalf of Gregory Anastacio, 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 yard from the maximum allowed 3 feet to 5 feet for an after-the-fact fence. The subject property is located within the **16th District** with the common address **4957 S. Latrobe Avenue, Chicago/Stickney, IL. 60638.**
- V-23-43** Mario Capilla, acting on behalf of Filberto Ruiz, 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 principal (house) and accessory structure (metal canopy) from the maximum allowed 10 feet to 5 feet (proposed). The subject property is located within the **16th District** with the common address **4852 S. Latrobe Avenue, Chicago/Stickney, IL. 60638.**
- V-24-02** Anna Lukaszczyk, acting on behalf of Top Heating and Cooling, Inc., 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 3,142 sq. ft. (existing), (2) reduce lot width from 60 ft. to 25 ft. (existing), (3) reduce front yard setback from 30 ft. to 12.2 ft, (4) reduce left interior side yard setback from 10 ft. to 3 ft. for the principal structure, and 5 ft. to 2 ft. for the accessory structure, (5) reduce the right interior side yard setback from 10 ft. to 3 ft. for the principle structure, and 5 ft. to 3 ft. for the accessory structure, (6) reduce the rear yard setback from the minimum required 5 ft. to 3 ft., and (7) increase the F.A.R. from the maximum allowed 0.40 to 0.88. The variance is required to construct a new single-family residence with a detached garage. The subject property is located within the **16th District** with the common address of **4836 S. Long Avenue, Chicago/Stickney, IL. 60638.**
- V-24-03** Adam Rafalo (Rafalo Homes LLC) has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of R-5 Single Family Residence District. The request seeks to reduce both side yard (left and right) setbacks from the minimum required 10 feet to 6.4 feet (existing) to construct a second story addition onto an existing single-family residence. The subject property is located within the **9th District** with the common address of **118 Morrison Avenue, Mt. Prospect, IL. 60056.**

V-24-04

Alfredo Garay 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 front yard setback from the minimum required 30 ft. to 24.8 ft (existing), and (2) reduce left interior side yard setback from the minimum 10 ft. to 9.9 ft. for the existing principal structure, and the minimum required 5 ft. to 1.3 ft. for the existing accessory structure. The variance is required for an interior remodeling of an existing single-family residence. The subject property is located within the **16th District** with the common address of **10253 Dickens Avenue, Melrose Park, IL. 60164.**

5. ANNOUNCEMENTS

6. ADJOURNMENT

7. NEXT MEETING: MARCH 6, 2024, AT 11:00 A.M.