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ZONING BOARD OF APPEALS  
OF THE COUNTY OF COOK

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July 8, 2015

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The following is a schedule of a public hearing to be held on **Wednesday, July 22<sup>nd</sup>, 2015 at 1:00 P.M., at 69 W. Washington, Suite 2840, Chicago, Illinois 60602.**

**Reference – V-15-34- Richard & Maria Villarreal**- (Owner) Wendy Villarreal (Applicant) The Subject Property consists of approximately .46 acres, located on the Southeast corner of 59<sup>th</sup> Place & Sunset Avenue in Lyons Township (Cook County Board District #17). The Variation as requested seeks to: (1) reduce the corner side yard setback from the minimum required 25 feet to 5 feet (proposed detached garage) and (2) increase the height of fence in corner side yard from the maximum allowed 3 feet to 6 feet in the R-4 Single Family Residence . The commonly known address is 5939 Sunset Avenue, LaGrange Highlands, Illinois.



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**Reference #V-15-35- William Marcus-** (Owner) Tom Kivland (Applicant) The Subject Property consists of approximately 0.183 acres located on the Northwest corner of Anita & Lee Street in Wheeling Township (Cook County Board District #9). The Variation as requested seeks to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 7,950 square feet; (2) reduce front yard setback from the minimum required 20 feet (@20% of lot depth) to an existing 19 feet; (3) reduce corner side yard setback from the minimum required 15 feet to 1.05 feet for a proposed addition and existing shed; (4) reduce rear yard setback from the minimum required 3 feet to 2 feet (existing shed) (5) increase the height of fence in the corner side yard from the maximum allowed 3 feet to 4 feet and (6) increase the floor area ratio from the maximum allowed 0.40 to 0.43 in the R-5 Single Family Residence District. The commonly known address is 260 North Lee Street, Mt Prospect, Illinois.

**Reference #V-15-36-Northshore Development 3, LLC.** (Owner) Ania Keller (Applicant) The Subject Property consists of approximately 0.49 acres located on the Southeast corner of Birchwood Road & Maplewood Road in Northfield Township (Cook County Board District #14). The Variation as requested seeks to: (1) reduce the lot width from the minimum required 100 feet to an existing 94 feet for a new single family home with attached garage in the R-4 Single Family Residence District. The commonly known address is 41 Birchwood, Northbrook, Illinois.

Very Truly Yours,

Andrew Przybylo  
Secretary

AP:am