

**NOTICE OF A PUBLIC HEARING
PLAN COMMISSION – ZONING BOARD OF APPEALS
CITY OF COUNTRYSIDE, ILLINOIS**

Notice is hereby given, that a Public Hearing will be held by the Plan Commission – Zoning Board of Appeals of the City of Countryside, Cook County, Illinois, on **Tuesday, July 1, 2025 at 7:15 pm**, in the City Council Chambers, 803 Joliet Road, Countryside, Illinois, 60525 to consider:

A Variance pursuant to Section 10-5B-5 (A): Entitled Yard Areas of the Municipal Code (Zoning Code):

- **To reduce the front yard setback from thirty feet (30') to sixteen point eighty four hundredths feet (16.84') for the addition of a second floor to the principal building in the R-3 Zoning District;**

A Variance pursuant to Section 10-2-9 (G): Entitled Size of Accessory Buildings And Structures of the Municipal Code (Zoning Code):

- **To exceed the permitted cumulative area for accessory buildings/structures on site from seven hundred twenty (720) square feet to nine hundred seventy point eighty five hundredths (970.85) square feet contained in the rear yard; and**

A Variance pursuant to Section 10-2-9 (I)(1): Entitled Number of Accessory Buildings Or Structures On Zoning Lot of the Municipal Code (Zoning Code):

- **To exceed the maximum number of accessory buildings or structures on site from three (3) to six (6) allowed on each residential zoned lot which contains a principle building**

at the real estate commonly known as **9608 W. 57th Street, Countryside, IL 60525.**

PIN#: 18-16-207-006-0000

LEGALLY DESCRIBED as follows:

The East 128.3 feet of West 387.6 feet of Lot 16 in Vial's Subdivision of the North Half of the North East Quarter of Section 16, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The applicant is Freddie Leon and Susana Meza-Leon whose address is 9608 W. 57th Street, Countryside, Illinois 60525. The property owner is Freddie Leon whose address is 9608 W. 57th Street, Countryside, Illinois 60525.

Notice is further given, that all persons present at said hearing and desiring to be heard for or against the requested Variances (**Case Number PZV25-0003**) and/or to ask questions, shall be given such opportunity. For questions about the notice, please contact Richard Trent – Planning Manager at (708) 485-4775.

Robert Schwarz, Chairman
Plan Commission – Zoning Board of Appeals