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June 13, 2025

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

You are hereby notified that the zoning matter, known as **Case #PZV25-0003**, described below, will be heard by the Plan Commission-Zoning Board of Appeals on: **Tuesday, July 1, 2025 at 7:15 pm at 803 Joliet Road, City Council Chambers, Countryside, Illinois 60525.**

The applicant, Freddie & Susana Leon, are requesting Variances in order to permit the construction of a second floor to their house and to exceed the cumulative area and number of accessory buildings/structures on the subject property. The requests are specifically as follows:

- **SECTION 10-5B-5 (A): REQUEST 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;**
- **SECTION 10-2-9 (G): REQUEST 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**
- **SECTION 10-2-9 (I)(1): REQUEST 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, ILLINOIS 60525.**

LEGAL DESCRIPTION:

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.

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

The approximate 0.93 acre subject property is generally located west of East Avenue on the north side of 57th Street and has a common address of **9608 W. 57th Street, Countryside, Illinois 60525.**

If you have any objections or concerns regarding this zoning matter, you will have the opportunity to address the Plan Commission-Zoning Board of Appeals. Formal objections should address the standards in Chapter 12 (Section 10-12-4-2) of the Zoning Ordinance and should be supported by professional witnesses or reports. This is not a summons; your appearance is voluntary **only**. This matter is required by Ordinance to notify all property owners within 600 feet in all directions of the subject residential property.

Sincerely,

Richard Trent
Planning Manager

CC: Property Owners within 300 feet of subject property