

City of Oak Forest – Zoning Code

Appendix B.3: Table of Variations

Ord. / Res. Number	Date	Variation Request	Description and Conditions
PZC Res. 23-10	April 5, 2023	Rear Yard Setback	A variation to allow a rear yard setback where a 20 ft. setback is required at 16000 S. Grove Avenue, Kennedy Konstruction
2023-02-09560	February 14, 2023	Parking and Height Variation	Parking reduction of 30 spaces where 85 parking spaces are required and a height of 40 feet where 35 is the maximum allowed at 15801 Lorel Avenue, Lincoln Avenue Capital (Denied)
2022-12-09490	December 13, 2022	Sign Height	A Special Use Permit allowing a pole sign and a variation for height and an electronic message center sign not displayed between 8 ft. and 10 ft. in height at 15548 S. Cicero Avenue, Clover's
2022-12-09480	December 13, 2022	Parking Variation	Parking reduction of 25 parking space where 45 are required at 15417-27 S. Cicero Avenue, Flannery's in the Forest
2022-12-09470	December 13, 2022	Parking Variation	Parking reduction of 5 parking space where 26 are required at 15150-58 S. Cicero Avenue, Coopers Bar & Grill
PZC Res. 22-28	December 13, 2022	Parking Variation	Parking reduction of 1 parking space where 19 are required at 16200 S. Cicero Avenue, Maxwell Street
2022-11-09350	November 22, 2022	Number of Signs	A Variation to allow four ground signs on one property at 15201 S. Central Avenue, Oak Forest High School
PZC Res. 22-24	October 5, 2022	Second Driveway	Variation to allow a second driveway at 14955 Sunset Avenue
2022-10-09300	October 11, 2022	Second Shed and Shed Size	Variation to allow a second shed and a shed larger than allowed at 5504 Bonnie Trail.
2022-09-0430R	September 27, 2022	Lot Size Variation	Subdivision of one lot into six lots. Rezoning a lot to institutional and a lot size variation at 5410-5418 W. 159th Street
N/A	N/A	Second Garage	Request to allow a second garage at 15325 Leclair Avenue - Withdrawn
2022-02-08880	February 8, 2022	Signs	Request to allow a sign beyond the height allowance of a monument sign permit and such other and further zoning relief as may be required in the C2 - General Service Commercial District at 4250 W. 167th Street
2022-02-0420R	February 8, 2022	Rear and Side Yard Setback Variations	Request to allow a sign beyond the height allowance of a monument sign permit and such other and further zoning relief as may be required in the C2 - General Service Commercial District at 4250 W. 167th Street
2021-11-08760	November 23, 2021	Signs	Request to allow a sign on a wall not parallel to a street or providing a customer entrance at 5434 159th Street
2021-09-08670	September 28, 2021	PUD - Building Height, Stories, and Parking Req.	Special Use Permit to allow a Planned Development Concept Plan for a mixed-use development including 75 multi-family units and 16 row-homes, and a variation for height, stories, and parking. Also included is a variation for the number of parking spaces and dimensions at 15644 Cicero Avenue, 15659 Lamon Avenue, 4820 157th Street, and 4816 157th Street.

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2021-06-08500	June 8, 2021	PUD - Rear Yard Setback	Special Use Permit to allow a Planned Development Concept Plan for a residential unit addition to a new dental office and a rear yard variation at 6154 159th Street.
2021-06-08510	June 8, 2021	Parking Variation	Variation for a reduction of parking spaces by 57 where 124 are required at 5200 159th Street.
2021-05-08430	May 25, 2021	Garage Size	Variation regarding the allowance of a 960 square foot garage where a 660 square foot garage is allowed at 5001 W. 152nd Street.
2020-11-08120	December 8, 2020	Fence Facing Direction	Variation to allow a fence with the finished side facing the applicant's property in the required rear yard at 4734 West 155th Street in a R3 - Single Family Zoning District.
2020-10-08090	October 27, 2020	Non-Conforming Use Variation	Variation for a structural alteration of a non-conforming use in a structure not designed for a permitted use at 15800 Lamon Avenue; petitioner is Wille Brothers.
2020-08-08010	August 25, 2020	Front Yard Fence	Variation to allow the installation of a four (4) foot tall fence in the front yard of a home at 16433 Laura Lane which is in an R4 - Single Family Zoning District. The applicant is David Monday.
2020-07-07990	July 14, 2020	Shed Size	Variation request to allow the installation of a 192 square foot shed at 5191 Hawthorne on a lot allowed only 120 square feet in an R2 - Single Family Zoning District.
2020-06-07980	June 23, 2020	Front Yard Fence	Variation to allow a six-foot fence to be installed in the front yard at 17092 Bonnie Trail West in the R2 - Single Family District.
2020-02-07820	February 25, 2020	Signs	Variation request to allow a temporary sign beyond the standard time allowance of a temporary sign permit in the O1 - Office District at 15000 Cicero Avenue; petitioned by Theresa Valentine.
2019-12-07750	December 10, 2019	Front Yard Fence	Variance to allow a fence in the required front yard as required in the R2 - Single Family District at 15051 Ridgeland Avenue; petitioned by Mike Duffin.
2019-08-07490	August 13, 2019	Front Yard Fence	Variation to allow the installation of a six (6) foot tall fence in the front yard at 15920 Latrobe Avenue.
2019-02-07210	February 26, 2019	Parking Variation	Variation to allow the reduction of required parking stalls for property located at 6040 - 6080 West 159th Street in a C2 - Commercial District.
2018-10-07050	October 23, 2018	PUD - Multiple Variations	Special Use Permit for a two building mixed use planned development with a drive-thru and related variations on property commonly known as 16250 Cicero Avenue.
2018-07-06940	July 10, 2018	Front Yard Fence	Variation to allow the installation of a six-foot fence in the front yard at 15227 Kilpatrick in Oak Forest.
2018-03-06830	March 13, 2018	Height Variation	Text Ammendment to Subparagraph 11-403(E) (1), Permitted Variations, of the City of Oak Forest Zoning Ordinance to allow for variations to the maximum permitted height of principal structures in non-residential districts.
2017-04-03380	April 11, 2017	Parking Variation and Required Yards	Special Use Permit to allow a drive-thru associated with a full service restaurant and four variations: to reduce the number of required parking spaces and to reduce three required yards for property located at 5441 West 159th Street. The petitioner is Al Daniels of McDonald's.

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2015-11-05670	November 10, 2015	Signs	Amending the special permit for a variation from the maximum allowable height of 3.75 feet for the proposed signage: Petitioner - Blarney Stone Pub
2013-08-04560	August 13, 2013	Side Yard Setback	Requesting a variance from the side yard setback requirements on property located at 15148 Leclair Avenue.
2013-08-04570	August 13, 2013	Accessory Structure Size	Requesting a variance from the maximum accessory structure size regulations on property located at 15052 Leclair Avenue.
2012-06-03840	June 12, 2012	Front Yard Setback	Variance for property located at 6112 Victoria Drive.
2011-03-03320	March 8, 2011	Garage Size	Variance for a garage located at 14603 Central Avenue.
2011-01-03270	January 25, 2011	Signs	Variance to King Heating and Cooling, 4813 West 159th Street.
2010-10-03080	October 12, 2010	Lot Size Variation	Zoning Map Amendment and Variance for 16401 Kedvale Avenue.
2010-08-03020	August 10, 2010	Second Garage and Garage Size	Two Variances at 15110 Laporte Avenue; one for a second garage and another for the size of that garage.
2010-03-02810	March 9, 2010	Second Garage	Variance to construct a second garage at 15920 Lorel Avenue.
2010-03-02820	March 9, 2010	Front Yard Pool and Fence	Two variances to construct a pool and fence at 5444 Margie Lane.
2010-01-02750	January 26, 2010	Shed Size and Lot Coverage	Two variances on property located at 5905 Essex Road.
2009-12-02660	December 8, 2009	Shed Size	Variance to finish constructing an addition to create an oversized shed at 15729 South Laramie Avenue.
2009-11-02630	11/10/2009	Garage Size	Variance to construct an addition to an existing detached garage, located at 15214 Kenton Avenue, creating an oversized garage in the R1 Single Family Residential district.
2009-10-02620	October 27, 2009	Side Yard Setback	Pertaining to PZC Case No. 09-017, requesting a variance to allow a reduction in a side yard setback to construct a garage addition to the single family home located at 4404 Adele Lane in the R3 General Residential District, submitted on behalf of the property owner by petitioner Gus Fraga, contractor.
2009-09-02580	September 8, 2009	Second Garage and Garage Size	Two variances to construct a second garage that is oversized in the R5 Planned Residential District at 5043 West 154th Street, Keith and Rachel Rada, petitioners.
2009-08-02530	August 25, 2009	Private Well Service	Variance to the municipal code regarding private water well service. The petitioner is asking the city to allow construction of a replacement private well because of the unfeasibility of accessing city water service at this location, 16814 South Cicero Avenue.
2009-08-02540	August 25, 2009	Shed Size	Variance to finish construction of an oversized shed at 5942 Edward Drive; Joseph Gangolf, petitioner.
2009-08-02550	August 25, 2009	Second Garage and Front Yard Fence	Two variances to construct a second garage and wrought iron fence at 4909 West 149th Street; Ronald Thompson, petitioner.

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2009-06-02480	June 23, 2009	Front Yard Setback	Variance to construct a garage addition within a front yard setback in the R3 General Residential District. The petitioner is Tom Gonzalea; the subject property is located at 5701 Merlin Court.
2009-06-02430	June 9, 2009	Shed Size	PZC Case No. 09-004 requesting a variance to construct an oversized shed in the R3 General Residential District, located at 17004 Forest Avenue, petitioner, Rich Moran.
2009-01-02150	January 13, 2009	Front Yard Setback	Variance to allow a reduction in a front yard setback to construct an eave on a front porch to a single family home located at 5565 Ann marie Lane in the R-3 General Residential District, petitioner Ed Thomas.
2008-10-02060	October 28, 2008	Side Yard Setback	Variance for reduction in a side yard setback located at 15961 Jamie Court, petitioner George Skirha.
2008-09-02000	September 9, 2008	Front Yard Setback	PZC Case No. 08-014 requesting a variance to allow a reduction in a front yard setback to construct an addition to a single family home located at 14801 Parkside Avenue in the R-3 General Residential District, petitioner David Borosak.
2008-04-01710	April 22, 2008	Front Yard Setback	PCZ Case No. 08-007 requesting a variance to allow a reduction in a front yard setback to construct a single family home located at 16032 Latrobe Ave. in th R-1 Single Family Residential District, petitioner mark Miller.
2007-08-01180	August 14, 2007	Front Yard Fence	PZC Case No. 07-015 requesting a variance to construct a fence in the front yard located at 4936-42 West 159th Street. John Koleczek is the petitioner.
2007-06-01130	June 26, 2007	Front Yard Fence	PZC Case No. 07-013 for a fence variation located at 16114 Latrobe Avenue, Michael Kennedy, petitioner.
2006-11-00650	November 14, 2006	All Season Room in Rear Yard	PZC Case No. 06-030 to provide a variance for construction of a seasonal room addition at 5948 Liberty Square, Mike macMullen, petitioner.
2006-09-00580	September 26, 2006	Lot Coverage	PZC Case No. 06-028 requesting a lot variance for rear yard coverage (replacement of garage) at 16038 Long Avenue, Art Samouris, petitioner.
2006-07-00420	July 11, 2006	Rear Yard Setback	PZC Case No. 06-022 requesting a variance from the provisions of the Zoning Ordinance 17.12.070C: Rear Yard Setback, Michael and Debra Bartkowski, petitioners.
2006-05-00260	May 9, 2006	Rear Yard Setback	PZC Case No. 06-007 requesting a variance in the rear yard setback for 15001 Park Avenue.
2006-03-00100	March 14, 2006	Rear Yard Setback	PZC Case No. 06-008 for approval of a rear yard setback at 15580 Natalie Drive.
2006-02-00020	February 14, 2006	Rear Yard Setback	PZC Case No. 06-004 for rear yard set back variance - 14906 Park Avenue