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OF THE COUNTY OF COOK

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**FINDINGS AND RECOMMENDATIONS TO THE
COOK COUNTY BOARD OF COMMISSIONERS**

December 3, 2014

**RE: Anthony Spiotto
V 14-63
Owner/Applicant: Anthony Spiotto
CC Dist. #6**

Application: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 20,000 square feet (2) reduce the lot width from the minimum required 150' to an existing 100' and (3) reduce the left interior side yard setback from the minimum required 15' to 9'-11" for an addition to a single family home on well and septic.

Recommendation: That the application be granted.

The Subject Property consists of approximately ½ acre located on the North side of 171st Place approximately 200' West of the intersection of Parkside Avenue in Bremen Township, Cook County Board District #6. The commonly known address is 5710 W. 171st Place, Tinley Park, Illinois.

A public hearing was held on this matter on date of December 3, 2014 at 1:00 PM at 69 W. Washington, Suite 2840, Chicago, Illinois, pursuant to publication and in the manner prescribed by law.

The municipalities located within 1 ½ miles of the Subject Property are the Cities of County Club Hills, and Oak Forest and the Village of Tinley Park. There were no objections from the municipalities.

The Zoning Board of Appeals unanimously recommends by a **6-0** vote, that the proposed Variation be granted, in accordance with our Findings and Recommendations presented herewith.

Conditions: None

Objectors: None

Respectfully submitted,

Andrew Przybylo, Secretary

AP/SEE