



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 17-5463      **Version:** 1      **Name:** V 17-36 Lucino Hernandez  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 9/22/2017      **In control:** Zoning and Building Committee  
**On agenda:** 10/11/2017      **Final action:** 10/11/2017  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 17-36

Township: Stickney

County District: 16

Property Address: 4901 South Lorel Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.086 acre located on southeast corner of West 49th Street and South Lorel in Section 09.

Owner: Lucino Hernandez, 4901 S. Lorel Avenue, Chicago, Illinois 60638

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 3,773 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 30 feet, (3) reduce the left corner side yard setback from the minimum required 15 feet to an existing 0.59 feet, (4) reduce the right interior side yard setback from the minimum required 10 feet to an existing 5 feet and (5) reduce the front yard setback from the minimum required 25.15 feet (20% of lot depth) to a proposed 10 feet. The variance is sought in order to (1) bring existing lot conditions into compliance and (2) allow for the construction of a front porch.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:  
Zoning Board Hearing: 9/20/2017  
Zoning Board Recommendation date: 9/20/2017  
County Board extension granted: N/A

**Sponsors:**

**Indexes:** JAMES WILSON, Secretary, Zoning Board of Appeals

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/11/2017	1	Zoning and Building Committee	recommend for approval	Pass

10/11/2017    1    Board of Commissioners    concur with the recommendation of the Zoning and Building Committee to approve application    Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

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