



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 16-4499      **Version:** 1      **Name:** V 16-25 Joe & Nicole Molinaro  
**Type:** Zoning Board of Appeals      **Status:** Approved  
Recommendation  
**File created:** 7/18/2016      **In control:** Economic Development, Bureau of  
**On agenda:** 8/3/2016      **Final action:** 8/3/2016

**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 16-25

Township: Barrington

County District: 15

Property Address: 1160 Division Street, Barrington, Illinois & 400 Princeton Avenue, Barrington, Illinois.

Property Description: The Subject Property is generally located is on the northwest corner of Division Street and Princeton Avenue in Section 12.

Owner: Joe & Nicole Molinaro, 1420 Richmond Lane, Algonquin, Illinois

Agent/Attorney: John Hall Custom Homes Inc., 2020 Dean Street, Suite A, St. Charles, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 21,452 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 115.36 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/06/2016 and 07/27/2016

Zoning Board Recommendation date: 07/27/2016

County Board extension granted: xx/xx/yyyy

**Sponsors:**

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

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
8/3/2016	1	Board of Commissioners	approve	Pass
8/3/2016	1	Zoning and Building Committee	recommend for approval	Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

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Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/27/2016

Zoning Board Recommendation date: 07/27/2016

County Board extension granted: N/A