



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 18-2581      **Version:** 1      **Name:** V 18-05 Raymond Santowski Living Trust  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 3/7/2018      **In control:** Zoning and Building Committee  
**On agenda:** 3/14/2018      **Final action:** 3/14/2018  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 18-05

Township: Leyden

County District: 16

Property Address: 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.2 acres located on the south side of Fullerton Avenue approximately 90 feet east of Geneva Avenue in Section 32.

Owner: Raymond Santowski Living Trust #8002371408, 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Agent/Attorney: Raymond Santowski, 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback requirement from the minimum required 30 feet setback to an existing 22.18 foot setback, (2) reduce the right interior side yard requirement from the minimum required 10 feet setback to an existing 8.46 feet and (3) reduce the bulk requirements for an accessory structure located in the left interior side yard from the minimum required 3 foot setback to an existing 2.74 foot setback. The variance is necessary in order to bring a preexisting residential dwelling and accessory detached garage into compliance with the Cook County Zoning Ordinance for the purposes of obtaining an after-the-fact building permit.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:  
Zoning Board Hearing: 2/7/2018 and 3/7/2018  
Zoning Board Recommendation date: 3/7/2018  
County Board extension granted: N/A

**Sponsors:**

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

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
3/14/2018	1	Zoning and Building Committee	recommend for approval	Pass

3/14/2018      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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