



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	24-1457	Version:	1	Name:	V-2342 Gregory Anastacio
Type:	Zoning Board of Appeals Recommendation	Status:			Approved
File created:	2/9/2024	In control:			Zoning and Building Committee
On agenda:	2/28/2024	Final action:			2/29/2024
Title:	RECOMMENDATION OF THE ZONING BOARD OF APPEALS				

Request: Variation V-2342

Township: Stickney

County District: 16

Property Address: 4957 S. Latrobe Avenue, Chicago/Stickney, IL. 60638

Property Description: The Subject Property is .17 acres, in Section 9.

Owner: Gregory Anastacio, 4957 S. Latrobe Avenue, Chicago/Stickney, IL. 60638

Agent/Attorney: Mario A. Capilla, 5832 S Meade Ave., Chicago, IL 60638

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the fence height in the front yard from the maximum allowed 3 feet to 5 feet for an after-the-fact fence.

Recommendation: ZBA Recommendation is that the application is granted with four (4) conditions.

Conditions:

- 1) The height of the fence will be restricted to 4 feet in height and will be either wrought iron, aluminum, or other comparable materials. The fence shall extend from the Northwest corner of the property to the Southwest corner of the property along the West Elevation (front of house). The fence shall extend along the South elevation (side yard) from the Southwest corner of the property to align with the gate post of the adjacent neighbor, approximately a 25' - 30' setback from the West property line.
- 2) The fence will not be used for privacy purposes but will be of an aesthetic with a minimum of a least 50% visibility (or greater) between the distance of pickets/slats and adjacent open space.
- 3) The fence will have interior latches that will allow first responders the ability to open the gate in the event of an emergency.

The fence will have the address numbers installed onto it so that first responders can immediately identify the property address.

Objectors: Donad Campbell, 4949 S Latrobe Ave, Chicago, IL. 60638

History:

Zoning Board Hearing: 02/07/2024

Zoning Board Recommendation date: 02/07/2024

County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/29/2024	1	Board of Commissioners	approve	Pass
2/28/2024	1	Zoning and Building Committee	recommend for approval	Pass

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