



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 15-5571, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-43

Township: Northfield

County District: 14

Property Address: 1661 Central Avenue, Northbrook, Illinois

Property Description: The Subject Property consists of approximately 0.23 acre located on the east side of Central Avenue approximately 320 feet south of Pleasant Street.

Owner: Alfred Janiga, 1661 Central Avenue, Northbrook, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to (1) reduce the right interior side yard setback from the minimum required 10 feet to 8 feet 2 inches for existing detached garage; (2) reduce rear yard setback from the minimum required 40 feet to an existing 37 feet 7 inches and (3) reduce the distance between the principal and accessory structures from the minimum required 10 feet to 1 foot 10 inches. Variance is sought in order to construct a residential addition, resulting in the current accessory structure (detached garage) becoming a part of the primary residential structure.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 9/16/2015

County Board extension granted: N/A