



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 15-4762, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-35

Township: Wheeling

County District: 9

Property Address: 260 N. Lee Street, Mount Prospect, Illinois

Property Description: The Subject Property consists of approximately 0.183 acres located on the northwest corner of Anita Avenue & Lee Street

Owner: William Marcus, 260 N. Lee Street, Mount Prospect, Illinois

Agent/Attorney: Tom Kivland, 341 W. Glade Road, Palatine, Illinois

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 7,950 square feet, (2) reduce front yard setback from minimum required 20 feet (@ 20% of lot depth) to existing 19 feet, (3) to reduce the corner side yard setback from the minimum required 15 feet to 1.05 feet for a proposed addition and an existing shed, (4) reduce rear yard setback from 3 feet to 2 feet for an existing shed, (5) increase the height of fence in the corner side yard from the maximum allowed 3 feet to 4 feet and (6) increase the FAR from the maximum allowed 0.40 to 0.43.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/22/15

Zoning Board Recommendation date: 7/22/15

County Board extension granted: N/A