



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details

**File #:** 15-4762      **Version:** 1      **Name:** V 15-35 William Marcus  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 7/30/2015      **In control:** Zoning and Building Committee  
**On agenda:** 9/9/2015      **Final action:** 9/9/2015  
**Title:** 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

### Sponsors:

**Indexes:** (Inactive) ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
9/9/2015	1	Board of Commissioners	approve	Pass

9/9/2015	1	Zoning and Building Committee	recommend for approval	Pass
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