



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details

File #: 15-4164 **Version:** 1 **Name:** V 15-29 J & M Guzman
Type: Zoning Board of Appeals Recommendation **Status:** Approved
File created: 6/23/2015 **In control:** Zoning and Building Committee
On agenda: 7/29/2015 **Final action:** 7/29/2015
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 15-29

Township: Stickney

County District: 16

Property Address: 4925 S. Linder Avenue, Stickney, Illinois

Property Description: The Subject Property consists of approximately 0.14 acres located on the east side of Linder Avenue approximately 222 feet south of 49th Street.

Owner: Juan & Maria Guzman, 4853 S. Lawler, Chicago, Illinois

Agent/Attorney: Stanislaw Wielocha, 16630 Paw Paw Avenue, Orland Park, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variation to: (1) reduce the front yard setback from minimum required 25.1 feet at 20% of lot depth to 25 feet, (2) reduce both left and right interior side yard setbacks from minimum required 10 feet to 5 feet, (3) reduce rear yard setback from minimum required 40 feet to 34.2 feet and (4) increase the floor to area ratio from the maximum allowed 0.40 to 0.45.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: George Blakemore, concerned citizen

History:

Zoning Board Hearing: 6/17/2015

Zoning Board Recommendation date: 6/17/2015

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
7/29/2015	1	Zoning and Building Committee	recommend for approval	Pass
7/29/2015	1	Board of Commissioners	approve	Pass