



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	16-4749	Version:	1	Name:	V 16-26 2448 North Mannheim Road, Franklin Park, Illinois 2448 North Mannheim Road, Franklin Park, Illinois Yogesh Patel
Type:	Zoning Board of Appeals Recommendation	Status:	Approved		
File created:	8/8/2016	In control:	Zoning and Building Committee		
On agenda:	9/14/2016	Final action:	9/14/2016		
Title:	RECOMMENDATION OF THE ZONING BOARD OF APPEALS Request: Variation V 16-26 Township: Leyden County District: 16 Property Address: 2448 North Mannheim Road, Franklin Park, Illinois Property Description: The Subject Property consists of approximately 1.25 acres located on the northwest corner of Mannheim Road and Montana Street. Owner: Yogesh Patel, 2448 North Mannheim Road, Franklin Park, Illinois Agent/Attorney: John C. Daniel, 9919 W. Montana Avenue, Franklin Park, Illinois Current Zoning: C-4 General Commercial District Intended use: Applicant seeks a variance to (1) increase the height of a fence that is located in the left corner side yard setback from the maximum allowed 3 feet to a proposed 6 feet and (2) reduce the left corner yard setback from the minimum required 30 feet to an existing 5 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a 6 foot fence. Recommendation: ZBA Recommendation is that the application be granted. Conditions: None Objectors: None History: Zoning Board Hearing: 07/27/2016 Zoning Board Recommendation date: 07/27/2016 County Board extension granted: N/A				
Sponsors:					
Indexes:	JAMES WILSON, Secretary, Zoning Board of Appeals				
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
9/14/2016	1	Board of Commissioners	approve	

9/14/2016 1 Zoning and Building Committee recommend for approval Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-26

Township: Leyden

County District: 16

Property Address: 2448 North Mannheim Road, Franklin Park, Illinois

Property Description: The Subject Property consists of approximately 1.25 acres located on the northwest corner of Mannheim Road and Montana Street.

Owner: Yogesh Patel, 2448 North Mannheim Road, Franklin Park, Illinois

Agent/Attorney: John C. Daniel, 9919 W. Montana Avenue, Franklin Park, Illinois

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a variance to (1) increase the height of a fence that is located in the left corner side yard setback from the maximum allowed 3 feet to a proposed 6 feet and (2) reduce the left corner yard setback from the minimum required 30 feet to an existing 5 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a 6 foot fence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/27/2016

Zoning Board Recommendation date: 07/27/2016

County Board extension granted: N/A