



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 17-0027      **Version:** 1      **Name:** V 15-46 Adam Gmiterek  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 11/18/2016      **In control:** Zoning and Building Committee  
**On agenda:** 12/14/2016      **Final action:** 12/14/2016  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 15-46

Township: Lemont

County District: 17

Property Address: 11945 Pine Avenue, Lemont, Illinois

Property Description: The Subject Property consists of approximately 0.51 acre located on the east side of Pine Avenue and approximately 710.12 feet north of Apple Avenue.

Owner: Adam Gmiterek, 6317 W. 99th Street, Oak Lawn, Illinois

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard Road, Burbank, Illinois 60459

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce lot area from the minimum required 40,000 square feet to an existing 25,188 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 90 feet. Variance is sought in order to bring existing lot conditions into compliance and construction of a single family residential dwelling.

Recommendation: ZBA Recommendation is to grant a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/2/2016

Zoning Board Recommendation date: 11/2/2016

County Board extension granted: N/A

**Sponsors:**

**Indexes:** JAMES WILSON, Secretary, Zoning Board of Appeals

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/14/2016	1	Zoning and Building Committee	recommend for approval	Pass
12/14/2016	1	Board of Commissioners	approve	Pass

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