



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 17-0784 **Version:** 1 **Name:** V 16-31 Joseph & Marianna Pytel
Type: Zoning Board of Appeals Recommendation **Status:** Approved
File created: 12/19/2016 **In control:** Zoning and Building Committee
On agenda: 1/18/2017 **Final action:** 1/18/2017
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 16-31

Township: Stickney

County District: #16

Property Address: 4956 South Lorel Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.09 acre located on the west side of Lorel Avenue and approximately 59 feet north of 50th Street.

Owner: Joseph & Marianna Pytel, 5012 S. Long, Central Stickney, Illinois

Agent/Attorney: Maria Faber, 5012 S. Long, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback from the minimum required 25 feet (20% of lot depth) to a proposed 18 feet, (2) reduce the left interior yard setback from the minimum required 10 feet to a proposed 3 feet, (3) reduce the right interior yard setback from the minimum required 10 feet to a proposed 3 feet and (4) increase the Floor Area Ratio (FAR) from the maximum allowed 0.40 to 0.51. The variance is sought in order to construct a single family residential dwelling with detached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:
Zoning Board Hearing: 11/16/2016 & 12/7/2016
Zoning Board Recommendation date: 12/7/2016
County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/18/2017	1	Board of Commissioners	approve	Pass

1/18/2017 1 Zoning and Building Committee recommend for approval Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-31

Township: Stickney

County District: #16

Property Address: 4956 South Lorel Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.09 acre located on the west side of Lorel Avenue and approximately 59 feet north of 50th Street.

Owner: Joseph & Marianna Pytel, 5012 S. Long, Central Stickney, Illinois

Agent/Attorney: Maria Faber, 5012 S. Long, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback from the minimum required 25 feet (20% of lot depth) to a proposed 18 feet, (2) reduce the left interior yard setback from the minimum required 10 feet to a proposed 3 feet, (3) reduce the right interior yard setback from the minimum required 10 feet to a proposed 3 feet and (4) increase the Floor Area Ratio (FAR) from the maximum allowed 0.40 to 0.51. The variance is sought in order to construct a single family residential dwelling with detached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/16/2016 & 12/7/2016

Zoning Board Recommendation date: 12/7//2016

County Board extension granted: N/A