



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 17-2799 **Version:** 1 **Name:** V 17-07 Kenneth & Lynda Lewis
Type: Zoning Board of Appeals Recommendation **Status:** Approved
File created: 4/10/2017 **In control:** Zoning and Building Committee
On agenda: 5/10/2017 **Final action:** 5/10/2017
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 17-07

Township: Leyden

County District: 16

Property Address: 3154 Pearl, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.22 acre located on the southwest corner of North Pearl Avenue and Belmont Avenue.

Owner: Kenneth and Lynda Lewis, 3154 Pearl, Melrose Park, Illinois 60164

Agent/Attorney: Matt Cann, 3154 Pearl, Melrose Park, Illinois 60164

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the corner yard setback from the minimum required 15 feet to an existing 12 feet and (2) reduce the distance between principal and accessory structure from the minimum required 10 feet to a proposed 9 feet. The variance is sought in order to bring existing lot conditions into compliance to allow for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/5/2017

Zoning Board Recommendation date: 4/5/2017

County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/10/2017	1	Zoning and Building Committee	recommend for approval	Pass
5/10/2017	1	Board of Commissioners	approve	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-07

Township: Leyden

County District: 16

Property Address: 3154 Pearl, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.22 acre located on the southwest corner of North Pearl Avenue and Belmont Avenue.

Owner: Kenneth and Lynda Lewis, 3154 Pearl, Melrose Park, Illinois 60164

Agent/Attorney: Matt Cann, 3154 Pearl, Melrose Park, Illinois 60164

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the corner yard setback from the minimum required 15 feet to an existing 12 feet and (2) reduce the distance between principal and accessory structure from the minimum required 10 feet to a proposed 9 feet. The variance is sought in order to bring existing lot conditions into compliance to allow for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/5/2017

Zoning Board Recommendation date: 4/5/2017

County Board extension granted: N/A