



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details

**File #:** 17-2969      **Version:** 1      **Name:** V 17-11 Brandon & Traci Garcia  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 4/20/2017      **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 17-11

Township: Schaumburg

County District: 15

Property Address: 1416 Illinois Street, Schaumburg, Illinois 60173

Property Description: The Subject Property consists of approximately 0.30 acre located on west side of Illinois Street and approximately 101.37 feet south of Morse Avenue.

Owner: Brandon & Traci Garcia, 1242 Remington Road, Suite A, Schaumburg, Illinois 60173

Agent/Attorney: John Pikarski Esq., 55 W. Monroe, Suite 1700, Chicago, Illinois 60603

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) increase the FAR from the maximum allowed 0.25 to a proposed 0.33, (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet and (3) reduce the lot area from the minimum required 40,000 square feet to an existing 13,231 square feet. The variance is sought in order to bring existing conditions into compliance and to allow for the construction of a single family residential dwelling on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/19/2017

Zoning Board Recommendation date: 4/19/2017

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