



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 17-5461      **Version:** 1      **Name:** V 17-33 Oak Builders LLC.  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 9/22/2017      **In control:** Zoning and Building Committee  
**On agenda:** 10/11/2017      **Final action:** 10/11/2017  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 17-33

Township: Northfield

County District: 14

Property Address: 3904 Oak Avenue, Northbrook, Illinois 60062

Property Description: The Subject Property consists of approximately 0.46 acre located on north side of Oak Avenue and approximately 500 feet west of Cumberland Avenue in Section 07.

Owner: Oak Builders LLC., 50 Lakeview Parkway, Vernon Hills, Illinois 60061

Agent/Attorney: Karl Samoylov, 50 Lakeview Parkway, Vernon Hills, Illinois 60061

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence and columns located in the front yard from the maximum allowed 3 feet to a proposed 5.67 6.36 feet

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/20/2017

Zoning Board Recommendation date: 9/20/2017

County Board extension granted: N/A

**Sponsors:**

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

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/11/2017	1	Zoning and Building Committee	recommend for approval	Pass
10/11/2017	1	Board of Commissioners	concur with the recommendation of the Zoning and Building Committee to approve application	Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-33

Township: Northfield

County District: 14

Property Address: 3904 Oak Avenue, Northbrook, Illinois 60062

Property Description: The Subject Property consists of approximately 0.46 acre located on north side of Oak Avenue and approximately 500 feet west of Cumberland Avenue in Section 07.

Owner: Oak Builders LLC., 50 Lakeview Parkway, Vernon Hills, Illinois 60061

Agent/Attorney: Karl Samoylov, 50 Lakeview Parkway, Vernon Hills, Illinois 60061

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence and columns located in the front yard from the maximum allowed 3 feet to a proposed ~~5.67~~ 6.36 feet

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/20/2017

Zoning Board Recommendation date: 9/20/2017

County Board extension granted: N/A