



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 17-5839 **Version:** 1 **Name:** V 17-39 Miguel Alanis
Type: Zoning Board of Appeals Recommendation **Status:** Approved
File created: 10/20/2017 **In control:** Zoning and Building Committee
On agenda: 11/15/2017 **Final action:** 11/15/2017
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 17-39

Township: Hanover

County District: 15

Property Address: 1525 East Chicago Street, Elgin, Illinois 60120

Property Description: The Subject Property consists of approximately 0.99 acre located on south side of Chicago Street and approximately 512 feet west of Littleton Tr in Section 20.

Owner: Migel Alanis, 1525 East Chicago Street, Elgin, Illinois 60120

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) increase the height a fence, located in the front yard setback, from the maximum allowed 3 feet to a proposed 6.25 feet, (2) reduce the front yard setback from the minimum required 40 feet to an existing 8.5 feet and (3) reduce the right interior side yard setback from the minimum required 15 feet to an existing 10.4 feet. The variance is sought in order to bring existing lot conditions into zoning compliance in order to obtain a building permit for an existing fence, an existing shed and a proposed ornamental gate.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/18/2017

Zoning Board Recommendation date: 10/17/2017

County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/15/2017	1	Zoning and Building Committee	recommend for approval	Pass
11/15/2017	1	Board of Commissioners	concur with the recommendation of the	Pass

Zoning and Building Committee to
approve application

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