



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 17-6114      **Version:** 1      **Name:** V 17-37 Alejandro Perez  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 11/2/2017      **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 17-37

Township: Leyden

County District: 16

Property Address: 856 Rowlett Street, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.19 acre located on southwest corner of Diversey Avenue and North Rowlett Avenue in Section 29.

Owner: Alejandro Perez, 856 Rowlett Street, Melrose Park, Illinois 60164

Agent/Attorney: Lisa Casas - On Time Expediting, no address provided

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 8,357 square feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 9.2 feet and (3) reduce the rear yard setback from the minimum required 40 feet to an existing 6.7 feet. The variance is sought in order to bring the existing lot conditions into zoning compliance and for the construction of an attached 3-car garage addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/1/2017

Zoning Board Recommendation date: 11/1/2017

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 Zoning and Building Committee to	Pass

approve application

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-37

Township: Leyden

County District: 16

Property Address: 856 Rowlett Street, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.19 acre located on southwest corner of Diversey Avenue and North Rowlett Avenue in Section 29.

Owner: Alejandro Perez, 856 Rowlett Street, Melrose Park, Illinois 60164

Agent/Attorney: Lisa Casas - On Time Expediting, no address provided

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 8,357 square feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 9.2 feet and (3) reduce the rear yard setback from the minimum required 40 feet to an existing 6.7 feet. The variance is sought in order to bring the existing lot conditions into zoning compliance and for the construction of an attached 3-car garage addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/1/2017

Zoning Board Recommendation date: 11/1/2017

County Board extension granted: N/A