Legislation Details

File #:	18-1602 **Version:** 1	**Name:**	V 17-46 Jaime Villagran
Type:	Zoning Board of Appeals Recommendation	**Status:**	Approved
File created:	1/10/2018	**In control:**	Zoning and Building Committee
On agenda:	1/17/2018	**Final action:**	1/17/2018

Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 17-46

Township: Leyden

County District: 16

Property Address: 852 North Prater Avenue, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.25 acre located on the southwest corner of Diversey Avenue and Prater Avenue in Section 29.

Owner: Jaime Villagran, 852 North Prater Avenue, Melrose Park, Illinois 60164

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) increase the height of a fence located in the front yard from the maximum allowed 3 feet to an existing 6 feet, (2) reduce the rear yard setback from the minimum required 40 feet to an existing 22.6 feet, (3) reduce the bulk requirements for an accessory structure located in the rear yard from the minimum required 5 feet to an existing 1.5 feet and (4) reduce the left interior side yard setback from the minimum required 10 feet to an existing 0 feet. Variance is sought in order to bring existing conditions into zoning compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:
Zoning Board Hearing: 1/3/2018
Zoning Board Recommendation date: 1/3/2018
County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/17/2018	1	Zoning and Building Committee	recommend for approval as amended	Pass
1/17/2018	1	Board of Commissioners	approve as amended	Pass