



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

---

**File #:** 15-4164, **Version:** 1

---

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Variation V 15-29

**Township:** Stickney

**County District:** 16

**Property Address:** 4925 S. Linder Avenue, Stickney, Illinois

**Property Description:** The Subject Property consists of approximately 0.14 acres located on the east side of Linder Avenue approximately 222 feet south of 49<sup>th</sup> Street.

**Owner:** Juan & Maria Guzman, 4853 S. Lawler, Chicago, Illinois

**Agent/Attorney:** Stanislaw Wielocha, 16630 Paw Paw Avenue, Orland Park, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variation to: (1) reduce the front yard setback from minimum required 25.1 feet at 20% of lot depth to 25 feet, (2) reduce both left and right interior side yard setbacks from minimum required 10 feet to 5 feet, (3) reduce rear yard setback from minimum required 40 feet to 34.2 feet and (4) increase the floor to area ratio from the maximum allowed 0.40 to 0.45.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** George Blakemore, concerned citizen

#### History:

Zoning Board Hearing: 6/17/2015

Zoning Board Recommendation date: 6/17/2015

County Board extension granted: N/A