



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 16-2669, **Version:** 1

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### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Variation V 15-54

**Township:** Lyons

**County District:** 17

**Property Address:** 848 63<sup>rd</sup> Street, LaGrange, Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acres located on the north side of 63<sup>rd</sup> Street and approximately 184 feet west of Brainard Avenue in Section 17.

**Owner:** Paul & Sandra Maki, 848 63<sup>rd</sup> Street, LaGrange, Illinois

**Agent/Attorney:** UDAC, LLC/ Michele Kesner, 4W895 Elodie Drive, Elburn, Illinois

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 8.19 feet, (2) reduce the front yard setback from the minimum required 36.4 feet (at 20% of lot depth) to a proposed 35.88 feet (3) increase the Floor Area Ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30 and (4) increase the height of a fence located in the required front yard from the maximum allowed 3 feet to a proposed 6 feet. This variance is sought in order to allow for the construction of a residential addition, attach garage addition and an accessory shed.

**Recommendation:** ZBA Recommendation is to be granted as amended.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/6/2016

Zoning Board Recommendation date: 4/6/2016

County Board extension granted: N/A