



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-1760, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-02

Township: Stickney

County District: 16

Property Address: 4733 South Lockwood, Stickney Illinois 60638

Property Description: The Subject Property consists of approximately 0.10 acre located on the east side of Lockwood Avenue and approximately 286 feet south of 47th Street in Section 09.

Owner: Shawn Guare, 4733 S. Lockwood, Stickney, Illinois 60638

Agent/Attorney: Chris Masonick, Restore Construction 11241A Melrose Avenue, Franklin Park, Illinois 60131

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 4,410 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 35 feet, (3) reduce the left interior side yard setback from the minimum required 10 feet to an existing 1.4 feet, (4) reduce the right interior side yard setback from the minimum required 10 feet to an existing 6.9 feet and (5) reduce the rear yard setback from the minimum required 40 feet to an existing 4.41 feet. Variance is sought in order to bring existing conditions into compliance and for the rehabilitation of a fire damaged single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/1/2017

Zoning Board Recommendation date: 2/1/2017

County Board extension granted: N/A