



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-1762, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-03

Township: Lyons

County District: 17

Property Address: 1230 West 60th Street, LaGrange Highlands, Illinois 60525

Property Description: The Subject Property consists of approximately 0.38 acre located on the north side of 60th Street and approximately 105 feet west of Edgewood Avenue in Section 17.

Owner: Simon & Elizabeth Kogucki, 5546 Laurel Avenue, LaGrange Highlands, Illinois 60525

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard Avenue, Burbank, Illinois 60459

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 20,000 square feet to an existing 16,886 square feet, (2) reduce the front yard setback from the minimum required 32 feet (20% of lot depth) to an existing 30 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 14.17 feet and (4) reduce the right interior side yard setback from the minimum required 15 feet to 10 feet. Variance is sought in order to bring existing lot conditions into compliance and to construct a single family residential dwelling with attached garage.

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