



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-4477, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-21

Township: Stickney

County District: 11

Property Address: 7043 West 74th Place, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.25 acre located on the south side of 74th Place and approximately 51 feet east of Nottingham Avenue in Section 30.

Owner: SLigo 5 Inc., 12211 Baker Road, Manhattan, Illinois 60442

Agent/Attorney: Martin Vincent Igoe, 12211 Baker Road, Manhattan, Illinois 60442

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 6,557 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 50 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 5 feet, and (4) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 5 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/12/2017

Zoning Board Recommendation date: 7/12/2017

County Board extension granted: N/A