



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-5236, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-32

Township: Stickney

County District: 16

Property Address: 5001 South Lotus, Stickney, Illinois 60638

Property Description: The Subject Property consists of approximately 0.14 acre located on the southeast corner of 50th Street and Lotus Avenue in Section 09.

Owner: Michael Pac, 5001 South Lotus, Stickney, Illinois 60638

Agent/Attorney: Maureen Neumann, 1947 N. Lincoln, Chicago, Illinois 60614

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 5,907 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 47 feet, (3) reduce the left corner side yard setback from the minimum required 15 feet to an existing 3.57 feet and (4) increase the height of a fence located in the front yard from the maximum allowed 3 feet to the an existing 5 feet. The variance is sought in order to bring the existing lot conditions into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/6/2017

Zoning Board Recommendation date: 9/6/2017

County Board extension granted: N/A