



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-5463, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-36

Township: Stickney

County District: 16

Property Address: 4901 South Lorel Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.086 acre located on southeast corner of West 49th Street and South Lorel in Section 09.

Owner: Lucino Hernandez, 4901 S. Lorel Avenue, Chicago, Illinois 60638

Agent/Attorney: None

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 sq. ft. to an existing 3,773 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 30 feet, (3) reduce the left corner side yard setback from the minimum required 15 feet to an existing 0.59 feet, (4) reduce the right interior side yard setback from the minimum required 10 feet to an existing 5 feet and (5) reduce the front yard setback from the minimum required 25.15 feet (20% of lot depth) to a proposed 10 feet. The variance is sought in order to (1) bring existing lot conditions into compliance and (2) allow for the construction of a front porch.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/20/2017

Zoning Board Recommendation date: 9/20/2017

County Board extension granted: N/A