



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 18-1603, **Version:** 1

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### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-48

Township: Riverside

County District: 17

Property Address: 3850 W 39th Street, Riverside, Illinois 60546

Property Description: The Subject Property consists of approximately 0.15 acre located on the west side of Columbus Boulevard and approximately 100 feet north of 39th Street in Section 36.

Owner: Hector Medina, 510 Charing Cross Road, Elk Grove, Illinois 60007

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 square feet to an existing 6,481 square feet and (2) reduce the lot width from the minimum required 60 feet to an existing 50 feet. The variance is sought in order to bring existing conditions into zoning 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: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A