



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 18-2581, **Version:** 1

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### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-05

Township: Leyden

County District: 16

Property Address: 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.2 acres located on the south side of Fullerton Avenue approximately 90 feet east of Geneva Avenue in Section 32.

Owner: Raymond Santowski Living Trust #8002371408, 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Agent/Attorney: Raymond Santowski, 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback requirement from the minimum required 30 feet setback to an existing 22.18 foot setback, (2) reduce the right interior side yard requirement from the minimum required 10 feet setback to an existing 8.46 feet and (3) reduce the bulk requirements for an accessory structure located in the left interior side yard from the minimum required 3 foot setback to an existing 2.74 foot setback. The variance is necessary in order to bring a preexisting residential dwelling and accessory detached garage into compliance with the Cook County Zoning Ordinance for the purposes of obtaining an after-the-fact building permit.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/7/2018 and 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A