



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 18-3615, **Version:** 1

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

Request: Variation V 18-19

Township: Stickney

County District: 11

Property Address: 7118 West 74th Place, Chicago, Illinois 60638

Property Description: The subject property is approximately 0.15 acre located north side of 74th Street approximately 225.8 feet west of Nottingham Avenue, in Section 30.

Owner: High Quality Home Improvement, 10220 S 86<sup>th</sup> Court, Palos Hills, Illinois 60465

Agent/Attorney: Anna Lukaszcyk, 8642 S. Menard, Burbank, Illinois 60459

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the front yard setback from the minimum required 26.8 feet (20% of lot depth) to a proposed 20.2 feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 2.4 feet, (3) reduce the right interior side yard setback for an accessory structure from the minimum required 3 feet to an existing 2.9 feet and (4) reduce the distance between the principal and accessory buildings from the minimum required 10 feet to an existing 4.08 feet. The variance is sought to bring existing conditions into compliance and for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/2/2018

Zoning Board Recommendation date: 5/2/2018

County Board extension granted: N/A