



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 17-4478      **Version:** 1      **Name:** V 17-23 Ernestina Buzo  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 7/21/2017      **In control:** Zoning and Building Committee  
**On agenda:** 9/13/2017      **Final action:** 9/13/2017  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
 Request: Variation V 17-23

Township: Orland

County District: 17

Property Address: 15600 116th Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.29 acre located on the southwest corner of 156th Street and 116th Avenue in Section 18.

Owner: Ernestina Buzo, 15600 116th Avenue, Orland Park, Illinois 60467

Agent/Attorney: PCG Consulting Inc. / Adrian Montano, 100 N. LaSalle Street, Chicago, Illinois 60602

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to an existing 6 feet and (2) reduce the interior yard setback from the minimum required 3 feet to an existing 1.1 feet for a preexisting shed. The variance is sought in order to bring existing lot conditions into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:  
 Zoning Board Hearing: 7/12/2017  
 Zoning Board Recommendation date: 7/12/2017  
 County Board extension granted: N/A

**Sponsors:**

**Indexes:** JAMES WILSON, Secretary, Zoning Board of Appeals

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
9/13/2017	1	Zoning and Building Committee	recommend for approval	Pass
9/13/2017	1	Board of Commissioners	concur with the recommendation of the Zoning and Building Committee to approve application	Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-23

Township: Orland

County District: 17

Property Address: 15600 116th Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.29 acre located on the southwest corner of 156th Street and 116th Avenue in Section 18.

Owner: Ernestina Buzo, 15600 116<sup>th</sup> Avenue, Orland Park, Illinois 60467

Agent/Attorney: PCG Consulting Inc. / Adrian Montano, 100 N. LaSalle Street, Chicago, Illinois 60602

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to an existing 6 feet and (2) reduce the interior yard setback from the minimum required 3 feet to an existing 1.1 feet for a preexisting shed. The variance is sought in order to bring existing lot conditions into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/12/2017

Zoning Board Recommendation date: 7/12/2017

County Board extension granted: N/A