



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 21-0884, **Version:** 1

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### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variance V 20-30

Township: Orland

County District: #17

Property Address: 16530 Grant Avenue, Orland Park, Illinois 60462

Property Description: The subject property is approximately 9321 square feet, located on an existing lot in the Alpine Heights subdivision just north of 167th Street and Grant Avenue in Section 20.

Owner: Barrett Properties Family Limited Partnership, 15501 Fawn Creek Lane, Orland Park, IL. 60464

Agent/Attorney: Andrea T. Crowley Esq., Griffin & Gallagher LLC., 10001 S. Roberts Rd, Palos Hills, IL 60456

Current Zoning: R-4 Single Family Residence District

Intended use: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,321 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce the south interior side yard setback from the minimum required 15 feet to an allowed 10 feet, (4) reduce the north side interior side yard setback from the minimum required 15 feet to an allowed 5.5 feet which will allow for the building to be shifted 2 feet on each side, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA.

Recommendation: ZBA Recommendation is that the application be granted as amended and with conditions.

#### Conditions:

Conditions: 1) & 2) No trees to be removed in the redevelopment of the property and all landscaping must be in conformance with Cook County Landscaping Ordinance.

3) & 4 No negative impact with regards to the drainage and maintain overall floodplain elevation.

Objectors: Thomas Courtney Esq., 7000 West 127th Street, Palos Heights, Illinois 60463 - Representing Daniel Harris and Patricia Harris, 16439 Grant Avenue, Orland Park, Illinois 60467

Joseph Scharnak Esq., KSN Law, 55 W. Monroe Street, Suite 2445 Chicago, Illinois 60603 - Representing Alpine Heights Homeowners Association

#### History:

Zoning Board Hearing: 01/06/2021

Zoning Board Recommendation date: 01/06/2021

County Board extension granted: N/A

