



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 16-2670      **Version:** 1      **Name:** V 16-09 Randy & Jill Struzik  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 4/12/2016      **In control:** Zoning and Building Committee  
**On agenda:** 5/11/2016      **Final action:** 5/11/2016  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Variation V 16-09

Township: Orland

County District: 17

Property Address: 15541 South 116th Avenue, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.19 0.33 acres located on the east side of 116th Avenue and approximately 99.23 feet north of 156th Street in Section 18.

Owner: Randy & Jill Struzik, 9101 W. 147th Street, Orland Park, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to the proposed 12.8 feet (3) reduce the rear yard setback from the minimum required 50 feet to a proposed 38.6 feet and (4) increase the Floor Area Ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30. This variance is sought for the construction of a single family residential dwelling on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:  
Zoning Board Hearing: 4/6/2016  
Zoning Board Recommendation date: 4/6/2016  
County Board extension granted: N/A

### Sponsors:

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

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
5/11/2016	1	Board of Commissioners	approve	Pass
5/11/2016	1	Zoning and Building Committee	recommend for approval	Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-09

**Township:** Orland

**County District:** 17

**Property Address:** 15541 South 116th Avenue, Orland Park, Illinois

**Property Description:** The Subject Property consists of approximately ~~0.19~~ 0.33 acres located on the east side of 116th Avenue and approximately 99.23 feet north of 156th Street in Section 18.

**Owner:** Randy & Jill Struzik, 9101 W. 147<sup>th</sup> Street, Orland Park, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to the proposed 12.8 feet (3) reduce the rear yard setback from the minimum required 50 feet to a proposed 38.6 feet and (4) increase the Floor Area Ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30. This variance is sought for the construction of a single family residential dwelling on well and septic.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/6/2016

Zoning Board Recommendation date: 4/6/2016

County Board extension granted: N/A