



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 18-4979 **Version:** 1 **Name:** SU 18 -01 & V 18-20 BSLB LLC
Type: Zoning Board of Appeals **Status:** Approved
Recommendation
File created: 7/17/2018 **In control:** Zoning and Building Committee
On agenda: 9/12/2018 **Final action:** 9/12/2018
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Special Use & Variation SU 18-01 & V 18-20

Township: Orland

County District: 17

Property Address: 16629 Orange Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property is approximately 0.23 acres, approximately 9.917 square feet, located on the east side of Orange Avenue and approximately 364 feet north of 167th Street, in Section 20.

Owner: BSLB LLC., PO Box 16, Willow Springs, Illinois 60480

Agent/Attorney: Andrea Crowley, representative of the current title holder, Attorney, Griffin & Gallagher, LLC., 10001 S. Roberts Road, Palos Hills, Illinois 60465, Applicant Joseph Kearney, 2364 Essington Road, #266, Joliet, Illinois 60435

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Special Use for a Planned Unit Development and a variance to allow for the development of a single family residence dwelling within an environmentally sensitive area as designated by the Cook County Comprehensive Land Use and Policies Plan. The variance requests to: (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (3) reduce the lot area from the minimum required 20,000 square feet to an existing 9,917 square feet and (4) reduce the lot width from 100 feet to an existing 75 feet. The variance is sought in order to construct a single family residential dwelling with attached garage, in Section 20.

Recommendation: ZBA Recommendation is of Approval

Conditions: None

Objectors: Robert Goes, 1316 Illinois Ct., Shorewood, Illinois, Alpine Heights Home Owners Assoc. Board

History:
Zoning Board Hearing: 6/6/2018
Zoning Board Recommendation date: 7/11/2018
County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
9/12/2018	1	Zoning and Building Committee		
9/12/2018	1	Board of Commissioners	approve	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variation SU 18-01 & V 18-20

Township: Orland

County District: 17

Property Address: 16629 Orange Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property is approximately 0.23 acres, approximately 9,917 square feet, located on the east side of Orange Avenue and approximately 364 feet north of 167th Street, in Section 20.

Owner: BSLB LLC., PO Box 16, Willow Springs, Illinois 60480

Agent/Attorney: Andrea Crowley, representative of the current title holder, Attorney, Griffin & Gallagher, LLC., 10001 S. Roberts Road, Palos Hills, Illinois 60465, Applicant Joseph Kearney, 2364 Essington Road, #266, Joliet, Illinois 60435

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Special Use for a Planned Unit Development and a variance to allow for the development of a single family residence dwelling within an environmentally sensitive area as designated by the Cook County Comprehensive Land Use and Policies Plan. The variance requests to: (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (3) reduce the lot area from the minimum required 20,000 square feet to an existing 9,917 square feet and (4) reduce the lot width from 100 feet to an existing 75 feet. The variance is sought in order to construct a single family residential dwelling with attached garage, in Section 20.

Recommendation: ZBA Recommendation is of Approval

Conditions: None

Objectors: Robert Goes, 1316 Illinois Ct., Shorewood, Illinois, Alpine Heights Home Owners Assoc. Board

History:

Zoning Board Hearing: 6/6/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A