

Board of Commissioners of Cook County

Legislation Details

File #:	19-0273	Version:	1	Name:	SU 18-07& V 18-29 Jeffrey & Christine Justice				
Туре:	Zoning Board Recommendat			Status:	Approved				
File created:	11/19/2018			In control:	Zoning and Building Committee				
On agenda:	12/12/2018			Final action:	12/12/2018				
Title:		RECOMMENDATION OF THE ZONING BOARD OF APPEALS Request: Special Use & Variation SU 18-07 & V 18-29							
	Township: Orland County District: 17								
	Property Address: 15640 113th Court, Orland Park, Illinois 60467								
	Property Description: The Subject Property is approximately 0.30 acres, on the west side of 113th Court and approximately 99.25 feet north of 157th Street, in Section 18.								
	Owner: Jeffery and Christine Justice, 9750 Crescent Park Circle, Orland Park, Illinois 60462								
	Agent/Attorney: Paul K Morris,1363 State Street, Lemont, Illinois 60439								
	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 construction of a single-family residence dwelling within an "Environmentally Sensitive Area" as designated by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance (V 18-29) requests to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,129 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 99.24 feet and (3) reduce the rear yard setback from the minimum required 50 feet to a proposed 42.03 feet if granted under the companion Special Use request. The Variance is sought in order to construct a single-family residential dwelling served by a well and septic system.								
	Recommendation: ZBA Recommendation is of Approval with a Condition								
	Conditions: The Condition is for the homeowners to work with the Department of Transportation and Highway for the installation of a permeable paved street that takes into consideration the wetland.								
	Objectors: None								
	History: Zoning Board Hearing: 8/1/2018 and 9/19/2018 Zoning Board Recommendation date: 11/7/2018 County Board extension granted: N/A								
Sponsors:									
Indexes:	JAMES WILSON, Secretary, Zoning Board of Appeals								
Code sections:									
Attachments:									
Date	Ver. Action By			Ac	tion Result				

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12/12/2018	1	Board of Commissioners	approve	Pass					
12/12/2018	1	Zoning and Building Committee	recommend to concur with the recommendation of the ZBA to approve application	Pass					