File #:	21-0894	**Version:** 1	**Name:**	V 20-31 Barrett Properties Family Limited Patnership
Type:	Zoning Board of Appeals Recommendation		**Status:**	Approved
File created:	1/8/2021		**In control:**	Zoning and Building Committee
On agenda:	1/27/2021		**Final action:**	1/28/2021

Title:

RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 20-31

Township: Orland

County District: 17

Property Address: 16526 Stuart Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property is approximately 9,377 square feet located on the existing lot in the Alpine Heights subdivision just north of 167th and Stuart 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: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.15 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 both the north interior side yard setback from the minimum required 15 feet to an allowed 5.5 feet, (4) reduce the rear yard setback from the minimum required 50 feet to 35 feet, (5) reduce 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 that the application be granted as amended and with conditions.

Conditions: 1) & 2) 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

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/28/2021	1	Board of Commissioners	concur with the recommendation of the Zoning and Building Committee to approve application	Pass
1/26/2021	1	Zoning and Building Committee	recommend to concur with the recommendation of the ZBA to approve application with conditions	Pass