



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 17-3239, **Version:** 1

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### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-14

Township: Orland

County District: 17

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

Property Description: The Subject Property consists of approximately 0.22 acre located on east side of Orange Avenue and approximately 364 feet north of 167th Street in Section 20.

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

Agent/Attorney: Joe Kearney, 2634 Essington Road, #266, Joliet, Illinois 60435

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 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.

Recommendation: ZBA Recommendation is that the application be denied.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/3/2017

Zoning Board Recommendation date: 5/3/2017

County Board extension granted: N/A