



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 17-5882, **Version:** 1

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

**Request:** Special Use & Variation SU 17-05 & V 17-14

**Township:** Orland

**County District:** 17

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

**Property Description:** The subject property is approximately 0.23 acres located on the 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:** 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 residential 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 of Orland Township.

**Recommendation:** ZBA Recommendation is of Denial.

**Conditions:** None

**Objectors:** James McCann (President of Alpine Hts. Homeowners Assoc.), 16512 Grant Avenue, Orland Park, Kurt Martinson, 16622 Lea Avenue, Orland Park, Frank Kociper, 16635 S. Orange, Orland Park, Unnamed Owner (Letter), 16641 Orange Avenue, Orland Park, Tim Greznia (email), 16634 Lee Avenue, Orland Park, Michael and Kathleen Craft (Letter), 16647 Orange Avenue, Orland Park, Colleen Bueche (email)

**History:**

Zoning Board Hearing: 9/6/2017

Zoning Board Recommendation date: 10/18/2017

County Board extension granted: N/A