



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 19-0273, **Version:** 1

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