



**ORLAND  
PARK**

**Lorenz Residence  
Variance**

**Variance to construct an addition on a single-  
family residence**

**July 21, 2025**

# Project Attributes

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Address: 11300 151<sup>st</sup> Street

Petitioner: John Lorenz (Property Owner)

PIN(s): 27-07-401-014-0000

Zoning: R-3 Residential District

Planning District: Orland Grove

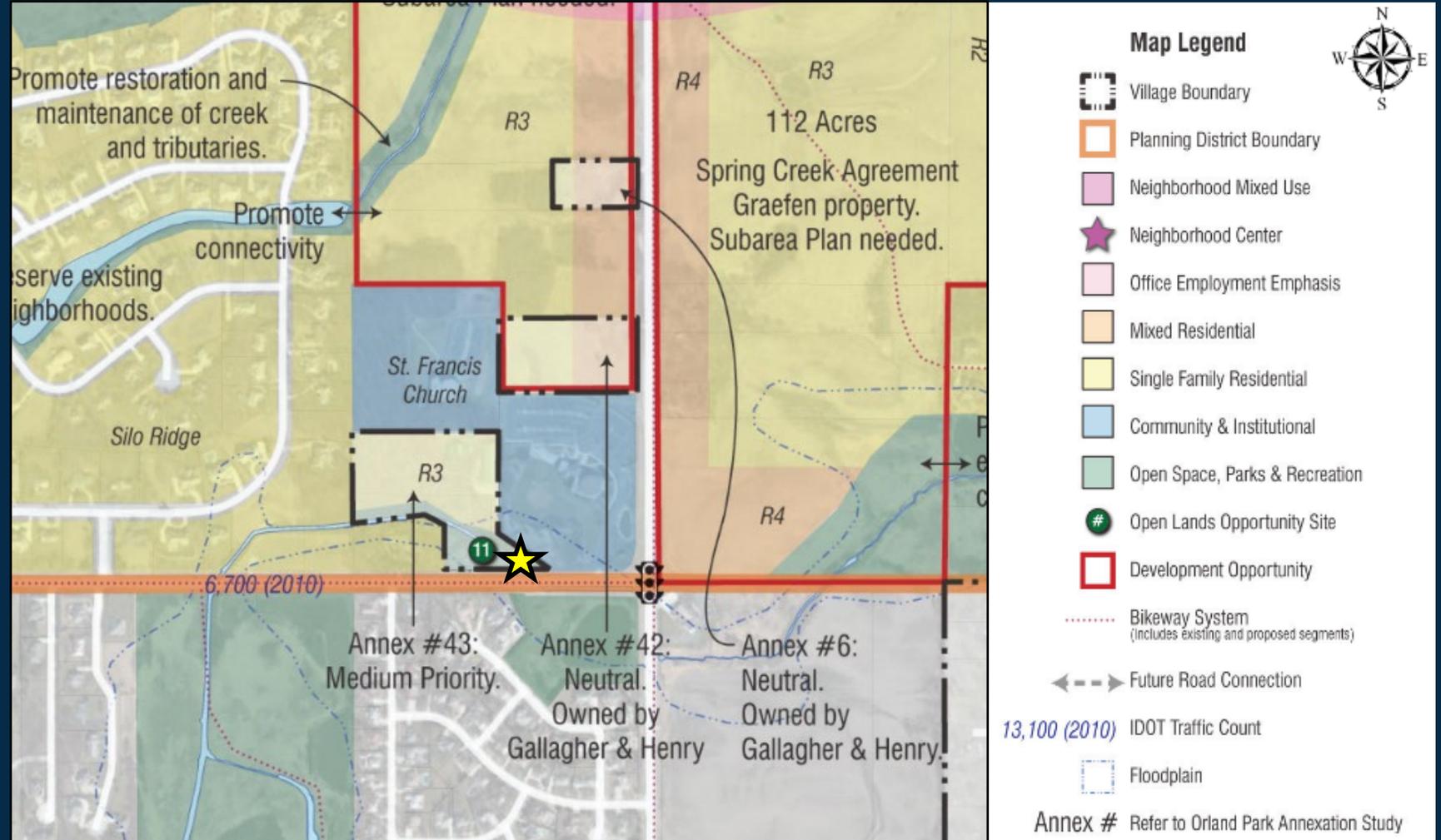
Comprehensive Plan: Open Space / Single-Family Residential

Request: The Petitioner seeks approval of a variance to reduce the minimum required side yard setback from 20' to 10.7' to allow an addition to be constructed on the existing single-family residence.



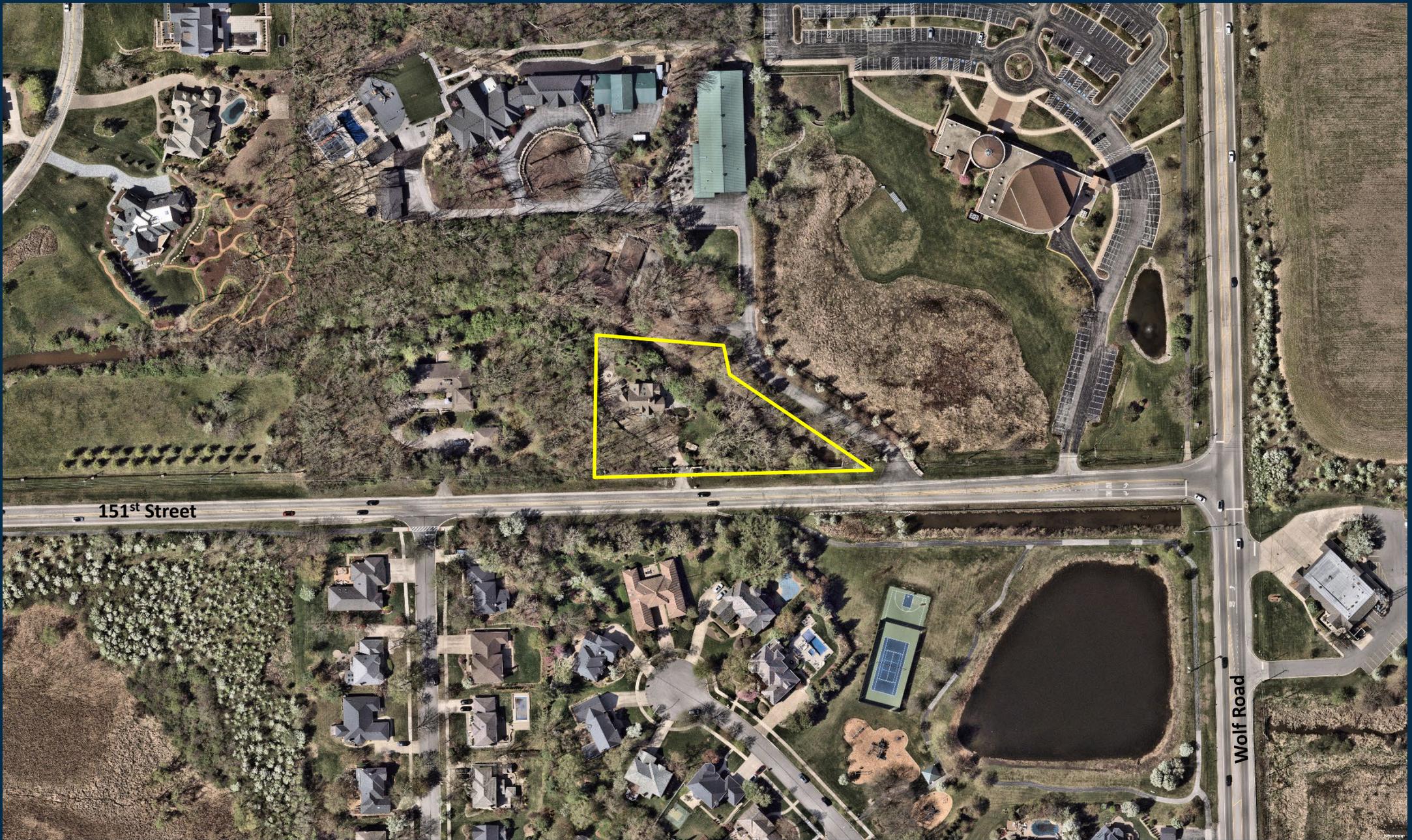
# Comprehensive Plan

The Orland Grove District is primarily residential. It includes a variety of housing styles, ranging from moderately sized ranch homes on 7,000 square foot lots to very large mansion estates on 5-acre lots. Residents in this District enjoy close proximity to both the 143<sup>rd</sup> Street and 153<sup>rd</sup> Street Metra stations but likely use their vehicles to reach either station. The general feel of the District shifts from large lot rural on the west side to smaller block suburban on the east side.



# Zoning Map





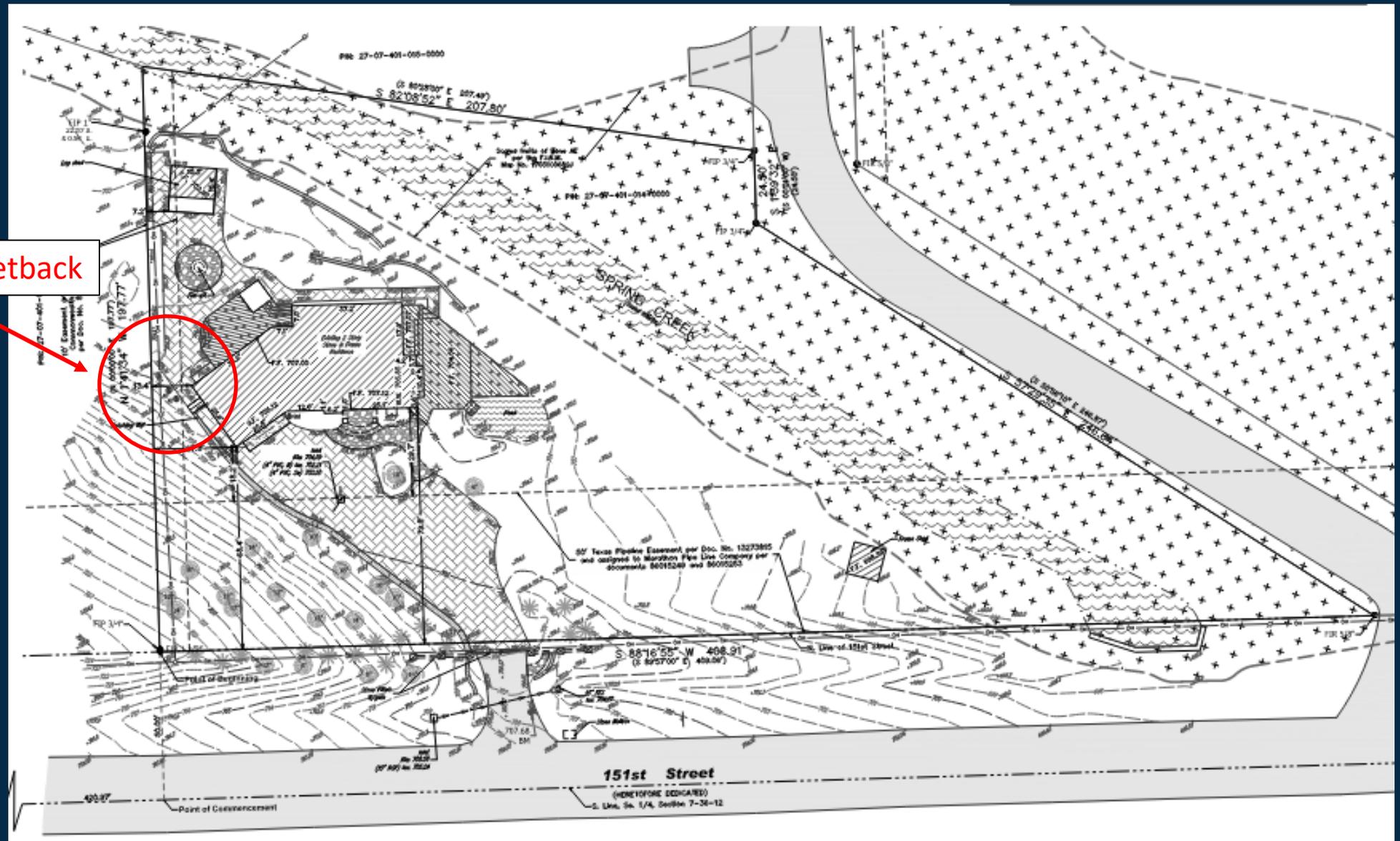
# Variance: Reduce the side yard setback requirement from 20' to 10.7'.

	Front Setback	Side Setback (East)	Side Setback (West)	Rear Setback
<b>Minimum Required</b>				
R-3 District	40'	8', 10% of the Lot Width, or 20' for side yards with side loading garages.	8', 10% of the Lot Width, or 20' for side yards with side loading garages.	30'
<b>Existing &amp; Proposed</b>				
Existing	68.4'	100'	13.4'	38'
Proposed	40'	100'	10.7'	38'

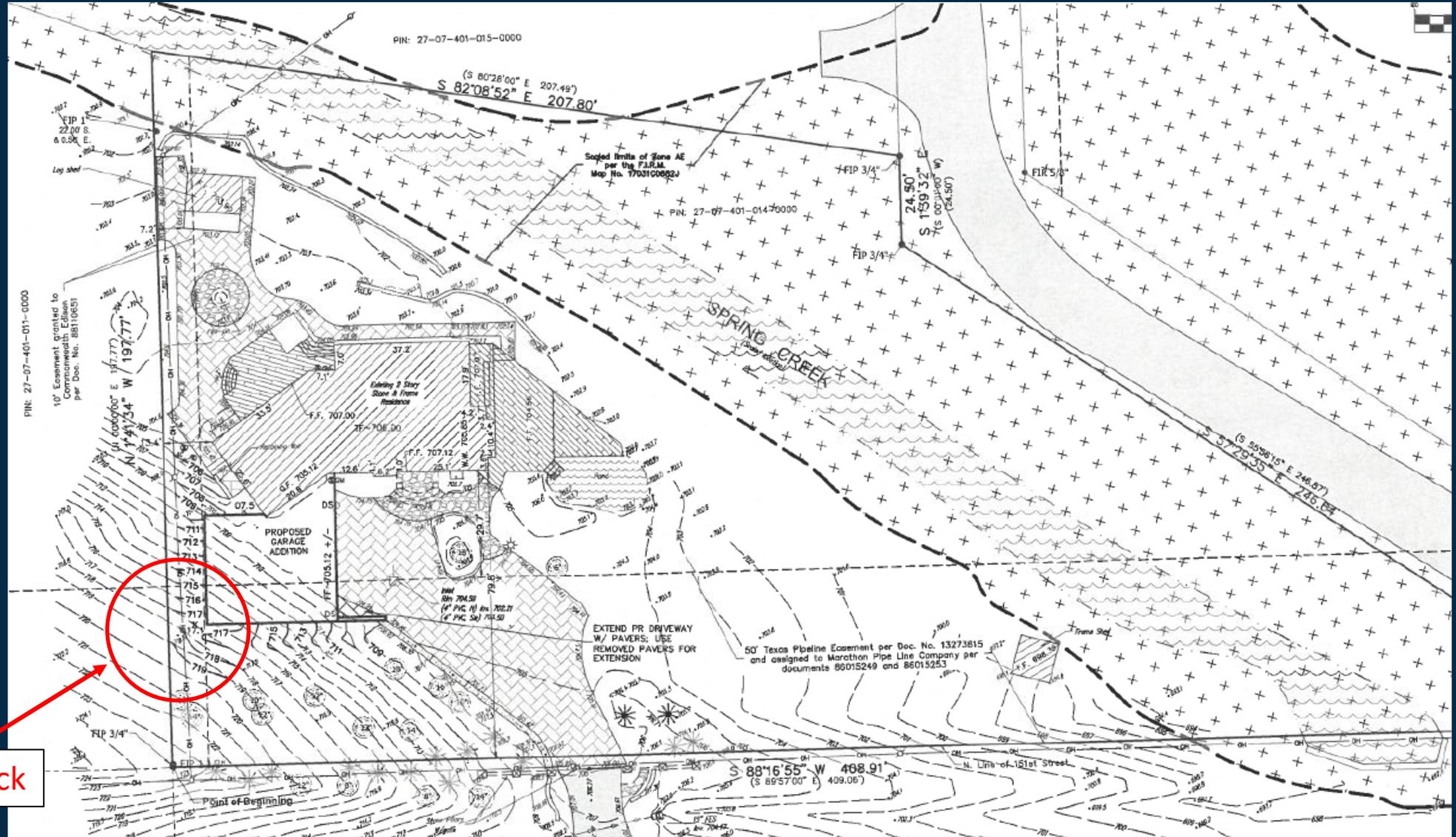


# Plat of Survey

13.4' existing setback



# Proposed Site Plan



10.7' proposed setback



# Variance Standards

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1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances;
3. That the variation, if granted, will not alter the essential character of the locality;
4. That because of the particular physical surroundings, shape, or topographical conditions of the specific property involves, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;
5. That the conditions upon which the petition for a variation is are based are unique to the property for which the variance is sought and are not applicable, generally, to other property;
6. That the alleged difficulty or hardship is caused by these regulations and has not resulted from any act of the applicant or any other person presently having an interest in the property subsequent to the effective date hereof, whether or not in violation of any portion thereof;
7. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located or otherwise be inconsistent with the Comprehensive Plan, any adopted overlay plan or these regulations;
8. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood;
9. That the variance granted is the minimum adjustment necessary for the reasonable use of the land; and
10. That aforesaid circumstances or conditions are such that the strict application of the provisions of this Section would deprive the applicant of any reasonable use of his or her land. Mere loss in value shall not justify a variance; there must be a deprivation of all beneficial use of land.



# Plan Commission Discussion

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- 6 Commissioners present (1 virtually) and 1 Commissioner absent
- Neighbor letter expressing concern over the size of the garage and the potential negative impact on nearby tree roots
- Overall Plan Commission support of the addition:
  - Discussed tree roots but didn't have significant concerns
  - Discussed side-loaded versus front-loaded garages
  - Supported to construct an addition with a 10.7' side yard setback instead of 20'
- Board of Trustees is the final approving body due to the setback request being an almost 50% reduction of the 20' minimum setback (the Plan Commission is the final hearing body for 25% or less)
- Unanimous approval (6 ayes, 0 nays, 1 absent)



## Recommended Motion

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Regarding Case Number 2025-0469, also known as 11300 151st Street - Lorenz Residence Variance, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated June 27, 2025;

And

Staff recommends that the Plan Commission approve a variance from Section 6-204.E.2.a of the Land Development Code to reduce the minimum required side setback from 20' to 10.7'.

