



**Board of Commissioners of Cook County**

**Zoning and Building Committee**

**Wednesday, June 23, 2021**

**10:00 AM**

**Virtual Meeting**

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[21-3791](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/12/2021

[21-3585](#)

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Special Use & Variance SU-2104 & V-2113

Township: Orland

County District: 17

Property Address: 15531 S. 115th and 15541 S. Court Orland Park, Unincorporated Cook County, Illinois 60467

Property Description: The Subject Property measures 198 frontage feet along 115th Court by a depth of 132 feet for a total square footage of 26,201 square feet. The property slopes at an approximate 7 per cent (7%) grade to the north and east. It is located on the east side of 115th Court, in Section 18.

Owner: William & Lauren Bushwaller, 16929 New England Avenue, Tinley Park, IL. 60477

Agent/Attorney: Applicant Brian Baetz, Morgan Homes LLC, 8 Spruce Court, Lemont, IL 60439 & and John J. Pikarski, Jr., Esq., Law firm of Gordon and Pikarski, 55 W. Monroe Street, Suite 940, Chicago, Illinois 60603

Current Zoning: R-4 Single Family Residential District

Intended use: 1) Applicant seeks a Special Use (SU) for Planned Unit Development (PUD) with a companion Variance to the zoning requirements to construct a new custom SFR on a property designated as an "Environmentally Sensitive Area" by the Cook County Comprehensive Land Use and Policies Plan and

Applicant's companion Variance to: 1) reduce the lot area from the minimum required 40,000 square feet, to an existing 26,201 square feet, and 2) reduce the front yard setback from the minimum required 26.4 feet (@ 20% of lot depth) to 25.20 feet in order to construct a new SFR, if granted under the companion SU/PUD.

Recommendation:

- 1) ZBA Recommendation to grant SU-2104 and,
- 2) ZBA Recommendation is to grant V-2113, as a companion to SU-2104

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 04/07/2021

Zoning Board Recommendation date: 06/02/2021

County Board extension granted: N/A

A handwritten signature in blue ink, reading "Matthew B. DeLeon". The signature is written in a cursive, flowing style.

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Secretary

Chairman: Silvestri

Vice-Chairman: Britton

Members: Committee of the Whole