

**THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS
JAMES L. WILSON
SECRETARY OF THE BOARD**



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June 2, 2021

Honorable President Preckwinkle and Members
Of the Cook County Board of Commissioners
118 N. Clark St.
Chicago, Illinois 60602

**Re: William & Lauren Bushwaller
SU 2104 & V 2113
Cook County District #17**

Dear President Preckwinkle and Commissioners:

We transmit for your consideration, the attached Findings of Fact and Recommendation of the Zoning Board of Appeals of Cook County in respect to the zoning requests SU 2104 & V 2113.

Pursuant to due notice, and in the manner prescribed by law a public hearing was held on April 7, 2021 at 10:00AM. The meeting was held before the Cook County Zoning Board of Appeals virtually via Microsoft Teams video conference.

Municipalities located within 1.5 miles of the Subject Property were notified in accordance with the regulations of the Zoning Ordinance. No Village objected to the combination cases Special Use & Variance applications.

After a vote of 4 ayes, 1-present vote, the ZBA approved the zoning requests SU 2104 & V 2113 in the R-4 Single Family Residence District, 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, in Section 18 of Orland Township, and

After a vote of 4 ayes, 1-present vote, the ZBA approved the Variance requests in the R-4 Single Family Residence District 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, in Section 18 of Orland Township.

Respectfully submitted,

James Wilson, Secretary

JW/SEE