



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 21-3585, **Version:** 1

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### 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