



**Board of Commissioners of Cook County
Zoning and Building Committee**

Wednesday, September 9, 2015

10:00 AM

**Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

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 public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall 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 be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. 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.

15-5273

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/1/2015

SPECIAL USE

15-4834

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 15-02

Township: Lemont

County District: 17

Property Address: 12697 S. Archer Avenue, Lemont, Illinois

Property Description: Located south of Archer Avenue approximately 288 feet northeast of Jane Avenue

Owner: Edwardo & Rosalinda Reyes, 13616 S. Potawatomi Trail, Homer Glen, Illinois

Agent/Attorney: Edwardo Reyes, 13616 S. Potawatomi Trail, Homer Glen, Illinois

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a Special Use for Unique Use to build and operate a high -end fashion boutique.

Recommendation: ZBA Recommendation to Receive and File the case.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/25/2015, 6/3/2015 and 7/22/2015

Zoning Board Recommendation date: 7/22/2015

County Board extension granted: N/A

VARIATIONS

15-4758

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-31

Township: Lyons

County District: 17

Property Address: 5820 Blackstone Avenue, LaGrange Highlands, Illinois

Property Description: The Subject Property consists of approximately 0.29 acres, located on the west side of Blackstone Avenue approximately 299.32 feet south of 58th Street.

Owner: Richard & Kimberly Borkus, 5820 Blackstone Avenue, LaGrange Highlands, Illinois

Agent/Attorney: Randy Houts, 1645 N. Maplewood Avenue, #2F, Chicago, Illinois

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a to reduce the rear yard setback from the minimum required 50 feet to 22 feet 11 inches in order to construct an addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/15/2015
Zoning Board Recommendation date: 7/15/2015
County Board extension granted: N/A

15-4759

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-32

Township: Lemont

County District: 17

Property Address: 15362 130th Place, Lemont, Illinois

Property Description: The Subject Property consists of approximately 1.59 acres located on the east side of Lemont Road, approximately 162.48 feet south of 130th Place.

Owner: Virginia Cattoni - Suburban Chicago, Inc., 9 Katie Road, Lemont, Illinois

Agent/Attorney: Leo & Virginia Cattoni, 9 Katie Road, Lemont, Illinois

Current Zoning: R-4 Single Family District

Intended use: Applicant seeks a variance to increase the height of fence and gate in the front yard from the maximum allowed 3 feet to 4 feet 10 inches.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: Kenneth Schall, 13220 Archer Avenue, Lemont, Illinois; Christopher J. Yep, 15340 130th Place, Lemont, Illinois

History:

Zoning Board Hearing: 6/15/2015
Zoning Board Recommendation date: 6/15/2015
County Board extension granted: N/A

15-4760

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-33

Township: Orland

County District: 17

Property Address: 11390 W 158th Street, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.30 acres located on the northeast corner of 158th Street & 114th Avenue.

Owner: Przemyslaw Pilch, 8033 W. 82nd Street, Justice, Illinois

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard Avenue, Burbank, Illinois

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks variance to (1) reduce the front yard setback from the minimum required 26.5 feet (@20% of lot depth) to 22.75 feet (proposed deck) and (2) reduce the lot area from the minimum required 40,000 square feet to an existing 13,152 square feet for a new detached garage on property that is on well & septic.

Recommendation: ZBA Recommendation is that the application be granted,

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/15/2015

Zoning Board Recommendation date: 7/15/2015

County Board extension granted: N/A

15-4761

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-34

Township: Lyons

County District: 17

Property Address: 5939 Sunset Avenue, LaGrange, Illinois

Property Description: The Subject Property consists of approximately 0.46 acres located on the southeast corner of 59th Place & Sunset Avenue

Owner: Richard & Maria Villarreal, 7820 Valley View Lane, Woodridge, Illinois

Agent/Attorney: Wendy Villarreal, 5939 Sunset Avenue, LaGrange, Illinois

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the corner side yard setback from the minimum required 25 feet to 5 feet (proposed detached garage) and (2) increase the height of fence in the corner side yard from maximum allowed 3 feet to 6 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/22/2015

Zoning Board Recommendation date: 7/22/2015

County Board extension granted: N/A

15-4762

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-35

Township: Wheeling

County District: 9

Property Address: 260 N. Lee Street, Mount Prospect, Illinois

Property Description: The Subject Property consists of approximately 0.183 acres located on the northwest corner of Anita Avenue & Lee Street

Owner: William Marcus, 260 N. Lee Street, Mount Prospect, Illinois

Agent/Attorney: Tom Kivland, 341 W. Glade Road, Palatine, Illinois

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 7,950 square feet, (2) reduce front yard setback from minimum required 20 feet (@ 20% of lot depth) to existing 19 feet, (3) to reduce the corner side yard setback from the minimum required 15 feet to 1.05 feet for a proposed addition and an existing shed, (4) reduce rear yard setback from 3 feet to 2 feet for an existing shed, (5) increase the height of fence in the corner side yard from the maximum allowed 3 feet to 4 feet and (6) increase the FAR from the maximum allowed 0.40 to 0.43.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/22/15

Zoning Board Recommendation date: 7/22/15

County Board extension granted: N/A

15-4764

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-36

Township: Northfield

County District: 14

Property Address: 41 Birchwood Road, Northbrook, Illinois

Property Description: The Subject Property consists of approximately 0.49 acres located on the southeast corner of Birchwood Road & Maplewood Road

Owner: Northshore Development 3 LLC., 550 Frontage Road, Suite 3615 Northfield, Illinois

Agent/Attorney: Ania Keller, 550 Frontage Road, Suite 3615 Northfield, Illinois

Current Zoning: R-4 Single Family Residence Current Zoning

Intended use: Applicant seeks a variance in the R-4 Single Family Residence to reduce the lot width from the minimum required 100 feet to an existing 94 feet for a new single family residence with an attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/22/2015

Zoning Board Recommendation date: 7/22/2015

County Board extension granted: N/A

15-4835

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-37

Township: Schaumburg

County District: 15

Property Address: 1407 Illinois Street, Schaumburg, Illinois

Property Description: The Subject Property consists of approximately 0.30 acres, located on the East side of Illinois Street approximately 450 feet North of Morse Avenue.

Owner: Tonya McMullen, 9513 County Road 1240, Peace Valley, Missouri

Agent/Attorney: Satya Uppaluri, 21 Kristin Drive, Unit 917, Schaumburg, Illinois

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,257 square feet; (2) reduce lot width from the minimum required 150 feet to an existing 100.14 feet; and (3) reduce the rear yard setback from the minimum required 50 feet to 40.8 feet (proposed) for a new single family home with attached garage on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/5/2015

Zoning Board Recommendation date: 8/5/2015

County Board extension granted: N/A

15-4836

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-38

Township: Leyden

County District: 16

Property Address: 10315 W. Palmer, 10317 W. Palmer, 10330 W. Dickens and 2215-17 Mannheim, Melrose Park, Illinois

Property Description: The Subject Property consists of approximately 0.33 acres located on the Southeast corner of Mannheim Road and Palmer Avenue.

Owner: Chicago Title Land Trust Company, Trust 118872-05 dated 10/6/1994, 10 S. LaSalle, Suite 2750, Chicago, Illinois.

Agent/Attorney: Heritage House Limited Partnership, 350 West Hubbard Street, Suite 500, Chicago, Illinois.

Current Zoning: R-8 General Residence District

Intended use: Applicant seeks a variance to: (1) reduce off street parking from the minimum required 258 spaces to 143 spaces and (2) reduce the rear yard setback from the minimum required 40 feet to an existing 9 feet 6 inches.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/5/2014

Zoning Board Recommendation date: 8/5/2014

County Board extension granted: N/A



Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 10/7/2015