



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

**Wednesday, October 28, 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.

**15-6125**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/7/2015

**VARIATIONS**

**15-5998**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-44

**Township:** Orland

**County District:** 17

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

**Property Description:** The Subject Property consists of approximately 0.30 acre located on the northeast corner of 158th Street and 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 District

**Intended use:** Applicant seeks a variance to: (1) reduce lot width from the minimum required 150 feet to an existing 99.24 feet and (2) reduce the left interior side yard setback from the minimum required 15 feet to an existing 12 feet. Variance is sought in order to bring existing lot conditions into compliance.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 10/7/2015

Zoning Board Recommendation date: 10/7/2015

County Board extension granted: N/A

**15-5999**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-46

**Township:** Lemont

**County District:** 17

**Property Address:** 11945 Pine Avenue, Lemont, Illinois

**Property Description:** The Subject Property consists of approximately 0.51 acre located on the east side of Pine Avenue and approximately 710.12 feet, north of Apple Avenue.

**Owner:** Scott & Susan Cooper, 119 S. Onewood Circle, Andover Kansas

**Agent/Attorney:** John Antonopoulos Esq., 15419 127th Street, Suite 100, Lemont, Illinois

**Current Zoning:** R-3 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce lot area from the minimum required 40,000 square feet to an existing 25,188 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 90 feet. Variance is sought in order to bring existing lot conditions into compliance and construction of a single family residential dwelling.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 10/7/2015

Zoning Board Recommendation date: 10/7/2015

County Board extension granted: N/A

**15-6001**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-47

**Township:** Barrington

**County District:** 15

**Property Address:** 911 South Summit Street, Barrington, Illinois

**Property Description:** The Subject Property consists of approximately 0.32 acre located on the east side of Summit Street approximately 147 feet north of Yale Avenue.

**Owner:** Charles & Katarzyna Levecke, 356 Haber, Cary, Illinois

**Agent/Attorney:** Meg George, Esq., Neal and Leroy, LLC, 120 N. LaSalle Street, Suite 2600, Chicago, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce lot area from the minimum required 40,000 square feet to an existing 13,935 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 75 feet. Variance is sought in order to bring existing lot conditions into compliance and construct a single family residential dwelling on the Subject Property.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 10/7/2015

Zoning Board Recommendation date: 10/7/2015

County Board extension granted: N/A

**15-6002**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-48

**Township:** Schaumburg

**County District:** 15

**Property Address:** 1400 Seward Street, Schaumburg, Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acre located on the southwest corner of Seward Street and Lunt Avenue.

**Owner:** Tong Wang, 1400 Seward Street, Schaumburg, Illinois

**Agent/Attorney:** RGKM Architectural Design - C/O Reed Gallagher & Kevin McCabe, 1825 W. Cortland Ave., #1R, Chicago, Illinois.

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to reduce the rear yard setback from the minimum required 50 feet to an existing 10 feet. Variance is sought in order to construct a single family residential dwelling on the Subject Property.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 10/7/2015

Zoning Board Recommendation date: 10/7/2015

County Board extension granted: N/A

## NEW APPLICATION

15-5730

**Presented by:** TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

### NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

**Request:** Map Amendment to rezone from R-1 Single Family Residence District to I-3 Intensive Industrial District and Special Use for an existing Municipal Solid Waste transfer station

**Township:** Hyde Park

**County District:** 5

**Property Address:** 1258 E. 138th Street, Chicago, Illinois 60827

**Property Description:** Subject property is approximately 85 acres. It is located at the northeast corner of Cottage Grove Ave & East 138th Street.

**Owner:** Land & Lakes Company/Marina Developments 6400 Shafer Ct. Suite 325 Rosemont, Illinois 60018

**Agent/Attorney:** Matthew G. Holmes, Attorney-Storino. Ramello & Durkin

**Current Zoning:** R-1 Single Family Residence District

**Intended use:** Continue operating as a Municipal Solid Waste Transfer Station and Material Recycling and Recovery Facility after being disconnected from the City of Chicago.

  
Matthew B. DeLeon, Secretary

Chairman: Silvestri  
Vice-Chairman: Murphy  
Members: Committee of the Whole

\* The next regularly scheduled meeting is presently set for 11/17/2015