



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

Wednesday, October 28, 2015

10:00 AM

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

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

PUBLIC TESTIMONY

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. George Blakemore, concerned citizen

15-6125

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Sims, that this Committee Minutes be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

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.

A motion was made by Vice Chairman Murphy, seconded by Commissioner Suffredin that this New Application for Referral to Zoning Board of Appeals be recommended to refer. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

ADJOURNMENT

A motion was made by Vice Chairman Murphy, seconded by Commissioner Morrison, that this committee be adjourned. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Arroyo (1)

Respectfully submitted,



Chairman



Secretary

*A video recording of this meeting is available at <https://cook-county.legistar.com>