



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

Wednesday, November 16, 2016

10:00 AM

**Cook County Building, Board Room, 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.

16-6359

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/26/2016

16-6077

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-39

Township: Worth

County District: 6

Property Address: 12512 South Massasoit Avenue, Palos Heights, Illinois

Property Description: The Subject Property consists of approximately 0.34 acre located on the southwest corner of Massasoit Avenue and Cal-Sag Road in Section 29.

Owner: James & Grace Deacy, 12512 South Massasoit Avenue, Palos Heights, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence in the corner side yard from the maximum allowed 3 feet to a proposed 6 feet.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/19/2016

Zoning Board Recommendation date: 10/19/2016

County Board extension granted: N/A

16-5820

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeal

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-40

Township: Palos

County District: 17

Property Address: 8030 West 130th Street, Palos Park, Illinois

Property Description: The Subject Property consists of approximately 0.46 acre located on the north side of 130th Street and approximately 274 feet west of 80th Avenue, Section 35.

Owner: Jozef Palasz, 8030 West 130th Street, Palos Park, Illinois

Agent/Attorney: Ed Janczur, 122 S. Michigan Avenue, Apt 1070, Chicago, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Variation requested to reduce the rear yard setback from the minimum required 50 feet to an existing 28.94 feet. Variance is sought in order to bring an existing residential addition into compliance for an “after the fact” permit in the R-4 Single Family Residence District.

Recommendation: The case has been withdrawn by the applicant.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/19/2016

Zoning Board Recommendation date: 10/19/2016

County Board extension granted: N/A

16-6087

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-42

Township: Bloom

County District: 6

Property Address: 2901 East 223rd Street, Chicago Heights Illinois

Property Description: The Subject Property consists of approximately 2.4 acres located on the north side of Katz Corner Road (223rd Road St.) and approximately 995 feet west of Burnham Avenue in Section 30.

Owner: Abel & Sandra Terrazas, 2901 East 223rd Street, Chicago Heights Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the right interior side yard setback from the minimum required 15 feet to an existing 10.2 feet. Variance is sought in order to bring an existing accessory structure into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/19/2016

Zoning Board Recommendation date: 10/19/2016

County Board extension granted: N/A

16-6063

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-43

Township: Lyons

County District: 17

Property Address: 5817 Franklin Avenue, LaGrange, Illinois

Property Description: The Subject Property consists of approximately 0.47 acre located on the northeast corner of Franklin Avenue and 58th Place in Section 17.

Owner: Noelle E. Deville, 5817 Franklin Avenue, LaGrange, Illinois

Agent/Attorney: Radoslaw J. Bafia, 1655 S. Blue Island Avenue, Suite 325, 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 a proposed 45.34 feet. Variance is sought in order to construct a garage addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/19/2016

Zoning Board Recommendation date: 10/19/2016

County Board extension granted: N/A

16-6092

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-44

Township: Norwood Park

County District: 9

Property Address: 7946 West Catherine Avenue, Norwood Park, Illinois

Property Description: The Subject Property consists of approximately 0.21 acre located on the north side of Catherine Avenue and approximately 89.23 feet east of Washington Street in Section 12.

Owner: Robert Kowalewski & Anna Wroblewska, 7946 W. Catherine Avenue, Norwood Park, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 10,000 square feet to an existing 9,163 square feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 9.8 feet and (3) reduce the rear yard setback from the minimum required 40 feet to an existing 32.3 feet. Variance is sought in order to bring existing conditions into compliance to allow for the construction of a second story addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/19/2016

Zoning Board Recommendation date: 10/19/2016

County Board extension granted: N/A

16-4345

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment to rezone the subject property from R-4 Single Family Resident District to P-1 Public Land District

Township: Hanover

County District: 15

Property Address: 11 N260 Rohrssen Road, Elgin, Illinois 60120

Property Description: Approximately 52 acres of land with a club house building and accessory structures

Owner: Forest Preserve District of Cook County

Agent/Attorney: Chris Slattery, Director of Planning & Development

Current Zoning: R-4 Single Family Residence District

Intended use: Disc Golf Course & Public Visitor Center

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 11/2/2016

County Board extension granted: N/A

Legislative History: 8/3/16 - Zoning and Building Committee - refer to Zoning Board of Appeals

Legislative History: 8/3/16 - Board of Commissioners - refer to Zoning Board of Appeals

A handwritten signature in blue ink, reading "Matthew B. DeLeon", is positioned above a horizontal line.

Matthew B. DeLeon
Secretary

Chairman: Silvestri
Members: Committee of the Whole