



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

**Wednesday, November 16, 2016**

**10:00 AM Cook County Building, Board Room 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

**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

**16-6359**

**COMMITTEE MINUTES**

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

**A motion was made by Commissioner Tobolski, seconded by Commissioner Boykin, to approve 16-6359. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

**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

**A motion was made by Commissioner Sims, seconded by Commissioner Boykin, to recommend for approval 16-6077. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

**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

**A motion was made by Commissioner Sims, seconded by Commissioner Schneider, to recommend for receiving and filing 16-5820. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

**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

**A motion was made by Commissioner Sims, seconded by Commissioner Boykin, to recommend for approval 16-6087. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

### **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

**A motion was made by Commissioner Boykin, seconded by Commissioner Schneider, to recommend for approval 16-6063. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

## 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

**A motion was made by Commissioner Arroyo, seconded by Commissioner Boykin, to recommend for approval 16-6092. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

## 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 motion was made by Commissioner Schneider, seconded by Commissioner Butler, to recommend for approval 16-4345. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

### ADJOURNMENT

**A motion was made by Commissioner Boykin, seconded by Commissioner Tobolski, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Moore, Schneider, Sims, Suffredin and Tobolski (10)

**Absent:** Commissioners Fritchey, Gainer, Garcia, Goslin, Moody, Morrison and Steele (7)

Respectfully submitted,



Chairman



Secretary

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