



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

Wednesday, February 10, 2016

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, Daley, Fritchey, Gainer, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (14)

Absent: Commissioners Arroyo, Butler and García (3)

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

16-1474

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/13/2016

A motion was made by Commissioner Steele, seconded by Vice Chairman Murphy, that this Committee Minutes be approved. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Daley, Fritchey, Gainer, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (14)

Absent: Commissioners Arroyo, Butler and García (3)

SPECIAL USE

16-1178

Presented by: MICHAEL JASSO, Chief, Bureau of Economic Development

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU-15-08

Township: Elk Grove

County District: 9

Property Address: 1200 Dempster Street, Mount Prospect, Illinois

Property Description: The parcel is located on the southeast corner of Dempster Street and Linneman Road.

Owner: United Airlines, Inc., Corp. Real Estate

Agent/Attorney: Scott Linn Esq., Law Office of Scott J. Linn, 711 Pintail Street, Deerfield, Illinois.

Current Zoning: C-7 Office/Research Park District

Intended use: Applicant seeks to operate a parking facility for trucks, other on-road vehicles and trailer trucks over 1.5 tons.

Recommendation: **ZBA Recommendation is to Approve with Conditions**

Conditions: Conditions are as follows:

- 1) Applicant to prohibit truck drivers from sleeping in trucks or otherwise on Subject Property.
- 2) Applicant to secure dumpster area such that only Applicant's personnel shall have access to it.
- 3) Applicant to prohibit trucks from idling on the Subject Property in excess of 10 minutes.
- 4) Applicant to install one or more security cameras on Subject Property.
- 5) Applicant to maintain personnel on Subject Property 24 hours a day, seven days a week.
- 6) Applicant to promptly repair and/or remediate any damage to asphalt on the Subject Property.
- 7) Applicant to install a vinyl mesh screening around perimeter of the entire Subject Property to block truck headlights from shining on residential properties.
- 8) Applicant to post a sign on the exterior portion of the electronic gate at its northern-most entry/exit point on Linneman Road which will read: "DO NOT ENTER".
- 9) Applicant to direct all truck traffic towards the Subject Property's southern-most entry/exit access point also located on Linneman Road and post a sign on the interior portion of the electronic gate which will state: "NO RIGHT TURNS ALLOWED".
- 10) Applicant to install an electronic gate at the southern-most exit/entry access point which is located on Linneman Road.
- 11) Applicant shall install porto-lets, dumpsters and a security trailer in conformance with the Site Plan presented to the Village of Mount Prospect on 12/10/2015.
- 12) Applicant to prohibit loading or unloading of trucks and any deliveries to the Subject Property.

Objectors: On 11/23/2015, the ZBA received from the Village of Mount Prospect a formal written Protest objecting to the granting of the Special Use.

History:

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 1/6/2016

County Board extension granted: N/A

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

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Daley, Fritchey, Gainer, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (14)

Absent: Commissioners Arroyo, Butler and García (3)

VARIATION

16-1180

Presented by: MICHAEL JASSO, Chief, Bureau of Economic Development

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-60

Township: Bremen

County District: 6

Property Address: 14651 Linder Avenue, Midlothian, Illinois

Property Description: The Subject Property consists of approximately 0.63 acre and is generally located on the East side of Linder and approximately 200 feet north of 147th Street.

Owner: Thomas & Virginia Corsi, 14651 Linder Avenue, Midlothian, 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 from the maximum allowed 6 feet to an existing 8 feet located in the right yard.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/6/2016

Zoning Board Recommendation date: 1/6/2016

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Vice Chairman Murphy, 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, Daley, Fritchey, Gainer, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (14)

Absent: Commissioners Arroyo, Butler and García (3)

NEW APPLICATION

16-1161

Sponsored by: PETER N. SILVESTRI, County Commissioner

NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

Request: Map Amendment to rezone a parcel from R-5 Single Family Residence District to I-1 Restricted industrial District

Township: Norwood Park

County District: 9

Property Address: 10 Higgins Rd. Park Ridge, Illinois 60668

Property Description: Subject property is approximately 0.45 acre. It is located on the northwest corner of W. Higgins Rd. and N. Canfield Rd.

PIN# 12-01-306-067-0000

Owner: Park Ridge Veterans Club, Veterans of Foreign Wars of the United States Post 3579, An Illinois non-for profit Corporation, 10 Higgins Road, Park Ridge, Illinois 60668

Agent/Attorney: Nicholas Ftikas, Law Offices of Sam V. P. Banks, 221 North LaSalle Street, 38th floor, Chicago, IL 60601

Current Zoning: R-5 Single Family Residence District

Intended use: A use consistent and allowed per the I-1 Restricted Industrial District

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, 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, Daley, Fritchey, Gainer, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (14)

Absent: Commissioners Arroyo, Butler and García (3)

ADJOURNMENT

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

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Boykin, Daley, Fritchey, Gainer, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin and Tobolski (14)

Absent: Commissioners Arroyo, Butler and García (3)

Respectfully submitted,



Chairman



Secretary

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