



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

**Wednesday, May 21, 2014**

**10:00 AM**

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

**REVISED 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**

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. 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. 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.

**VARIATIONS**

**14-2671**

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence District to 1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet and (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 10 feet.

**Township:** Northfield Township

**County District:** District #14

**Property Address:** 3471 Whirlaway Drive, Northbrook, Illinois.

**Property Description:** The Subject Property consists of 1.09 acre located on the West side of Whirlaway Drive approximately 540 feet North of Cornflower Trail in Section 17 of Northfield Township.

**Owner:** Aneta Jakubczyk, 3471 Whirlaway Drive, Northbrook, Illinois

**Applicant:** Aneta Jakubczyk, 3471 Whirlaway Drive, Northbrook, Illinois

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

**Intended use:** Variance is sought to construct a new residence with attached garage.

**Recommendation:** That the application be granted a one year extension of time.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/14/ 2014

Zoning Board Recommendation date: 4/14/ 2014

County Board extension granted: N/A

**NEW APPLICATIONS**

**14-2564**

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

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

**Request:** Map Amendment MA-14-0001

**Township:** Palatine

**County District:** 14

**Property Address:** 1451 N. Quentin Rd & 795 W. Dundee Avenue Palatine, Illinois 60067

**Property Description:** Subject property is approximately 3 acres. It is located on the southeast corner Dundee and Quentin. PIN#s 02-10-102-001-0000, **02-10-102-002-0000**, 02-10-102-003-0000, 02-10-102-004-0000, **02-10-102-005-0000**.

**Owner:** 795 West Dundee, LLC, 3513 Woodland Lane, Long Grove, Illinois. 60047-5032

**Applicant:** Tom Courtresis, 795 W. Dundee, LLC. 1451 N. Quentin Road, Palatine, Illinois 60067

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

**Proposed Zoning:** C-3 General Service District

**Intended use:** For the expansion of the existing commercial use.

**14-2566**

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

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

**Request:** Map Amendment MA-14-0002, Special Use for Planned Unit Development SU-14-0003 & Variance VA-14-0008

**Township:** Northfield

**County District:** 14

**Property Address:** 1677 W. Mission Hills Road, Northbrook, Illinois 60062

**Property Description:** Subject property is approximately 44 acres. It is located North of Techny Road and West of Western Ave. PIN#s 04-18-200-037-0000.

**Owner:** Chicago Title Land Trust Co. Trust Agreement 5/9/2013 T#8002361908, 10. S. LaSalle Street. Suite 2750 Chicago, Illinois 60601

**Applicant:** RSD Mission Hills LLC-Red Seal Development Corp. 425 Huel Road, Building 18, Northbrook, Illinois 60062

**Current Zoning:** P-2 Open Land District

**Proposed Zoning:** R-6 General Residence District

**Intended use:** Planned Unit Development of 137 residential units

  
Matthew B. DeLeon, Secretary

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

\* The next regularly scheduled meeting is presently set for 6/18/2014.