



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

Wednesday, August 3, 2016

10:00 AM

**Cook County Building, Board Room, Rm 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.

16-4627

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/13/2016

VARIATIONS

16-4483

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-18

Township: Elk Grove

County District: 9

Property Address: 1546 Linneman Road, Mount Prospect, Illinois.

Property Description: The Subject Property consists of approximately 1.292 acres located on a triangle shaped parcel on the west side of Linneman Church Road and approximately 307.34 feet south o Cottonwood Lane.

Owner: Illinois American Water Company, C/O Eric LaReau, 1000 International Parkway, Woodridge, Illinois

Agent/Attorney: None

Current Zoning: R-7 General Residence District

Intended use: Applicant seeks a variance to increase the area of a sign face for a logo on an elevated water tank from the maximum allowed 32 square feet to 1,250 square feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:
Zoning Board Hearing: 07/06/2016
Zoning Board Recommendation date: 07/06/2016
County Board extension granted: N/A

16-4484

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-19

Township: Maine

County District: 9

Property Address: 9433 Greenwood Drive, Des Plaines, Illinois

Property Description: The Subject Property consists of approximately 0.34 acre located on the east side of Greenwood Drive and approximately 280 feet north of Emerson Street.

Owner: Artur Kubacki, 9433 Greenwood Drive, Des Plaines, Illinois

Agent/Attorney: N/A

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the left interior side yard setback from the minimum required 10 feet to an existing 8.58 feet for a proposed addition to an existing family residence. The variance is sought in order to bring existing lot conditions into compliance to allow for a proposed residential addition to a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/06/2016

Zoning Board Recommendation date: 07/06/2016

County Board extension granted: N/A

16-4485

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-20

Township: Barrington

County District: 15

Property Address: 640 Princeton Avenue, Barrington, Illinois

Property Description: The Subject Property consists of approximately 0.50 acre located on the northeast corner of Princeton Avenue and Prairie Avenue.

Owner: Ben Belcore, 640 Princeton Avenue, Barrington, Illinois

Agent/Attorney: N/A

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the lot area from the minimum required 40,000 square feet to an existing 21,550 square feet for an attached garage and addition of a mudroom and bedrooms to an existing single family residence on a well and septic system. The variance is sought in order to bring existing lot conditions into compliance to allow for a proposed residential addition to a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/06/2016

Zoning Board Recommendation date: 07/06/2016

County Board extension granted: N/A

16-4486

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-23

Township: Maine

County District: 9

Property Address: 2828 W. Golf Road, Glenview, Illinois

Property Description: The Subject Property consists of approximately 0.28 acre located on the northwest corner of Golf Road and Michael Manor in Section 11.

Owner: Phil Joo Yum, 2501 Independence Avenue, Glenview, Illinois

Agent/Attorney: Louis Capozzoli Esq. 1484 Miner Street, Des Plaines, Illinois

Current Zoning: R-5 Single Family Residence District

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

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/06/2016

Zoning Board Recommendation date: 07/06/2016

County Board extension granted: N/A

16-4499

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-22

Township: Worth

County District: 6

Property Address: 11801 South Millard Avenue, Garden Homes, Illinois.

Property Description: The Subject Property consists of approximately 0.17 acre located on the southeast corner of 118th Street and Millard Avenue in Section 23.

Owner: Elizabeth Flores, 22417 Hughes Street, Frankfort, Illinois

Agent/Attorney: N/A

Current Zoning: R-5 Single Family Residence District

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

Recommendation: ZBA Recommendation

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/06/2016 and 07/27/2016

Zoning Board Recommendation date: 07/27/2016

County Board extension granted: N/A

SPECIAL USE

16-4487

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU16-03

Township: Leyden

County District: 16

Property Address: 2300-2318 Mannheim Road, Melrose Park, Illinois

Property Description: The Subject Property consists of approximately 1.06 acres located on the West side of Mannheim Road and approximately 60 feet south of Lyndale Avenue corner, Section 32.

Owner: RB Resolution Properties, LLC -2115 Thornwood Series, 2221 Camden Court, Oak Brook, Illinois

Agent/Attorney: Syed Mateen for Asia Motors, Inc., 8600 Crawford Avenue, Skokie, Illinois

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Special Use to operate an automobile sales & leasing office.

Recommendation: ZBA Recommendation is of Approval with Conditions

Conditions:

1. The Applicant installs additional landscaping around and in front of the lot as stated at the public hearing.
2. The Applicant installs a lighting plan as stated at the public hearing.
3. To the extent the Applicant conducts automotive work at the subject site it will only be cosmetic repair work.

Objectors: None

History:

Zoning Board Hearing: 06/08/2016

Zoning Board Recommendation date: 0727/2016

County Board extension granted: N/A

NEW APPLICATION

16-2730

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 the subject property from C-4 General Commercial District to R-8 General Residence District for a 68 units, 5 story rental apartment building

Township: Leyden Township

County District: 16

Property Address: 2506; 2514; 2516 N. Mannheim Rd

Property Description: The property consists of four parcels, approximately 2 acres, located at the southwest corner of Nevada Ave and Mannheim Road in unincorporated Leyden Township
PIN# 12-29-418-022-0000; 12-29-418-021-0000; 12-29-418-010-0000 and 12-29-418-011-0000

Owner: Nevada Property LLC 219 W. Chicago Ave. Suite 400 Chicago, IL 60654

Agent/Attorney: Perry Vietti COO of Interfaith Housing Development Corporation of Chicago
219 W. Chicago, IL 60654

Current Zoning: C-4 General Commercial District

Intended use: To build a 5 story, 68 units rental apartment building



Matthew B. DeLeon, Secretary

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