



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

Wednesday, August 3, 2016

10:00 AM

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

ATTENDANCE

Present: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

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

16-4627

COMMITTEE MINUTES

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

A motion was made by Commissioner Daley, seconded by Commissioner Sims, that this Committee Minutes be approve. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

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 of 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: 7/6/2016

Zoning Board Recommendation date: 7/6/2016

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

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: 7/6/2016

Zoning Board Recommendation date: 7/6/2016

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Arroyo, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

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: 7/6/2016

Zoning Board Recommendation date: 7/6/2016

County Board extension granted: N/A

A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

16-4486

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-23Township: 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

A motion was made by Commissioner Sims, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

16-4656

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 is that the application be granted.

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

A motion was made by Commissioner Boykin, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

SPECIAL USE

16-4487

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

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

Conditions: Conditions or None

Objectors: Objectors or None

History:

Zoning Board Hearing: 06/08/2016

Zoning Board Recommendation date: 0727/2016

County Board extension granted: N/A

A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

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

A motion was made by Commissioner Daley, seconded by Commissioner Fritchey, that this New Application be referred to the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

A motion was made by Commissioner Morrison, seconded by Commissioner Schneider, to suspend the rules to take up the Supplemental Agendas. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

VARIATION

16-4499

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-25

Township: Barrington

County District: 15

Property Address: 1160 Division Street, Barrington, Illinois & 400 Princeton Avenue, Barrington, Illinois.

Property Description: The Subject Property is generally located is on the northwest corner of Division Street and Princeton Avenue in Section 12.

Owner: Joe & Nicole Molinaro, 1420 Richmond Lane, Algonquin, Illinois

Agent/Attorney: John Hall Custom Homes Inc., 2020 Dean Street, Suite A, St. Charles, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 21,452 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 115.36 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of 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 and 07/27/2016

Zoning Board Recommendation date: 07/27/2016

County Board extension granted: N/A

A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

NEW APPLICATION

16-4345

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 R-4 Single Family Residence District to P-1 Public Land District

Township: Hanover

County District: 15

Property Address: 11N260 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

A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, that this New Application be referred to the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Fritchey, García, Moore, Morrison, Schneider, Sims, Steele and Suffredin (12)

Absent: Vice Chairman Murphy, Commissioners Butler, Gainer, Goslin and Tobolski (5)

ADJOURNMENT

A motion was made by Commissioner Daley, seconded by Commissioner Arroyo, that this meeting be adjourned. The motion carried by the following vote:

Respectfully submitted,



Chairman



Secretary

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