



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

**Wednesday, April 29, 2015**

**10:00 AM**

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

**ATTENDANCE**

**Present:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**PUBLIC TESTIMONY**

Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Mary Hartsfield, Vice President of Warriors on the Watch, Inc.
2. George Blakemore, concerned citizen

**15-2951**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 3/11/2015

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Committee Minutes be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**15-2952**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 4/1/2015

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Committee Minutes be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

## SPECIAL USE & VARIATION

15-2563

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Special Use SU 14-06 & Variation V 14-55

**Township:** Schaumburg

**County District:** 15

**Property Address:** 540 Martingale Road, Schaumburg Township, Schaumburg, Illinois

**Property Description:** The subject property consists of approximately 8.003 acres. It measures 460.03 feet on the north line, 560.70 feet on the south line, 683.65 on the west line and 686.76 on the east line.

**Owner:** Shree Akshar Purushottam Swaminarayan Temple and Cultural Centre "Haridham" Sokhada Inc DBA YDS (not for profit corporation), 4074 South Archer Avenue, Chicago, Illinois

**Agent/Attorney:** Richard E. Zulkey, 77 W. Washington Street, Suite 1300, Chicago, Illinois

**Current Zoning:** R-3 Single Family Residence District

**Intended use:** Applicant seeks a Special Use for a PUD and a variation (V 14-55) in a R-3 Single Family Residence District on a property that is designated as an environmentally sensitive area in the Cook County Comprehensive Land Use Map 1999, to construct a Hindu Temple, cultural center and living quarters for the Temple caretaker and Idol.

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

#### Conditions:

1) The parking issue is a 500 person occupancy limit and 2) Contribution for the future construction of a bike path will be placed in an escrow account, rather than paid as a cash contribution to the village.

**Objectors:** None

#### History:

Zoning Board Hearing: 2/4/2015 and 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

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

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

## VARIATIONS

15-2492

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Variation V 15-08

**Township:** Norwood Park

**County District:** 9

**Property Address:** 8015 W. Summerdale, Norwood Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.20 acres, located on the South side of Summerdale Avenue approximately 426.38 feet west of Washington Street.

**Owner:** Janusz Mariusz Rajski, 8015 W. Summerdale, Norwood Park, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** The Variation as requested seeks to: (1) reduce the left interior side yard setback from 10 feet to 3 feet (2) reduce the front yard setback from the minimum required 28.8 feet (at 20% of lot depth) to 24.6 feet and (3) reduce the rear yard setback from the minimum required 5 feet to 3.3 feet (existing shed) in order to construct a two story addition to an existing single family residence.

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

**Conditions:** None

**Objectors:** None

#### History:

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Gorman, 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 Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**15-2493**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-11

**Township:** Palos

**County District:** 17

**Property Address:** 8830 W. 131st Place, Orland Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acres located on the North side of 131st Place approximately 250 feet West of 88th Street.

**Owner:** Bronislaw Soltys, 6442 W. 84th Place, Burbank, Illinois.

**Agent/Attorney:** Anna Lukaszczyk, 8642 S. Menard Burbank, Illinois.

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

**Intended use:** The Variation as requested seeks to reduce the right interior side yard setback from the minimum required 15 feet to 10 feet 9 inches for a proposed addition to a single family residence with attached garage.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, 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 Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**15-2494**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-12

**Township:** Proviso

**County District:** 17

**Property Address:** 1235 Degener Avenue, Elmhurst, Illinois

**Property Description:** The Subject Property consists of approximately 0.23 acre located on the East side of Degener Avenue approximately 86.5 feet north of Dickens Street.

**Owner:** California Coastal, 11555 Sorrento Valley, San Diego, California

**Agent/Attorney:** Anna Lukaszczyk, 8642 S. Menard, Burbank, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** The Variation as requested seeks to: (1) reduce the left interior side yard setback from the minimum required 10 feet to 4.85 feet (existing home) and (2) reduce the right interior side yard setback from the minimum required 10 feet to 5.75 feet (existing detached accessory garage).

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, 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 Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**15-2496**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-13

**Township:** Leyden

**County District:** 16

**Property Address:** 2317 Atlantic Avenue, Melrose Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.23 acre located on the East side of

Atlantic Avenue approximately 241.91 feet North of Belden Avenue.

**Owner:** John & Charlene Boyes, 2317 Atlantic Avenue, Melrose Park, Illinois

**Agent/Attorney:** None

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

**Intended use:** The Variation as requested seeks to: reduce the right interior side yard setback from the minimum required 15 feet to 1.88 feet (existing shed) and 1.18 (existing garage) in order to replace an existing shed.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, 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 Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**15-2497**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-14

**Township:** Lemont

**County District:** 17

**Property Address:** 25 Longwood Way, Lemont, Illinois

**Property Description:** The Subject Property consists of approximately 1.16 acres located on the North side of Longwood Way, approximately 360.25 feet east of Fairway Drive.

**Owner:** Daniel & Linda Devlin, 25 Longwood Way, Lemont, Illinois

**Agent/Attorney:** None

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

**Intended use:** The Variation as requested seeks to reduce the distance between the principal (house) and accessory structure (canopy) from the minimum required 10 feet to an existing 7 feet 2 inches.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, 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 Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**15-2609**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-10

**Township:** Barrington

**County District:** 15

**Property Address:** 915 S. Hough Street, Barrington, Illinois

**Property Description:** The Subject Property consists of approximately 0.31 acre, located on the East side of Hough Street approximately 72.12 feet North of Yale Avenue.

**Owner:** Todd Cohen, 915 S. Hough Street, Barrington, Illinois

**Agent/Attorney:** Amias Turman, Airoom, 6825 N. Lincoln Avenue, Lincolnwood, Illinois

**Current Zoning:** R-5 Single Family Residence

**Intended use:** Applicant seeks a variance to reduce the left interior side yard setback from 10 feet to 5.3 feet in order to construct a garage and living space addition to an existing single family residence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/1/2015

Zoning Board Recommendation date: 4/1/2015

County Board extension granted: N/A

**A motion was made by Commissioner Schneider, 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 Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

**15-2610**

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-15

**Township:** Maine

**County District:** 9

**Property Address:** 9054 N. Chester, Niles, Illinois

**Property Description:** The Subject Property consists of approximately 0.23 acre located on the West side of Chester Avenue approximately 85.37 feet south of Davis Street.

**Owner:** Keri McKay-Beavers, 9054 N. Chester, Niles, Illinois

**Agent/Attorney:** Lavinia Moresan, 3047 N. Luna, Chicago, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 10 feet to 7.23 feet (proposed second floor overhang) and (2) reduce the right interior side yard setback from the minimum required 10 feet to 6.28 feet (existing principal) for a proposed addition to a single family residence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/1/2015

Zoning Board Recommendation date: 4/1/2015

County Board extension granted: N/A

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Gorman, 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 Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)


**ADJOURNMENT**

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Fritchey, that this committee was to adjourn. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, García, Gorman, Goslin, Schneider, Sims and Steele (13)

**Absent:** Commissioners Gainer, Moore, Suffredin and Tobolski (4)

Respectfully submitted,

  
Chairman

  
Secretary

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