



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

Wednesday, May 22, 2019

10:30 AM

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

ATTENDANCE

Present: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Moore, Morrison, Morrison, Suffredin and Tobolski (16)

Absent: Gainer (1)

PUBLIC TESTIMONY

1. George Blakemore

A motion was made by Commissioner Sean Morrison, seconded by Commissioner Tobolski, to suspend the rules and waive the mandated lunch break. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Moore, Morrison, Morrison, Suffredin and Tobolski (16)

Absent: Gainer (1)

[19-3650](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/25/2019

A motion was made by Vice Chairman Sims, seconded by Commissioner Daley, to approve 19-3650. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Moore, Morrison, Morrison, Suffredin and Tobolski (16)

Absent: Gainer (1)

[19-3320](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU19-01 & Variance V 19-09

Township: Lyons

County District: 17

Property Address: 9000 Elm Avenue, Burr Ridge, Illinois 60527

Property Description: The Subject Property consists of approximately 43,500 square feet of total land area and is located on the west side of Elm Avenue, south of Wolf Road, in Section 06.

Owner: Jeff Mendez, 409 W 169th Street, South Holland, Illinois 60473

Agent/Attorney: Nick Ftikas, Law Offices of Samuel V.P. Banks, 221 N. LaSalle St., 38th Floor
Chicago, IL 60601

Current Zoning: R-3 Single Family Residence District

Intended use: Special Use for Planned Unit Development, with a companion Variance to allow for the construction of a single-family residential dwelling located on property designated as “Environmentally Sensitive Area”, by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance request seeks to reduce the lot width from the minimum required 150 feet to an existing 145 feet in order to construct a single family residence, if granted under the companion Special Use (SU19-01).

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/3/2019

Zoning Board Recommendation date: 5/1/2019

County Board extension granted: N/A

A motion was made by Commissioner Sean Morrison, seconded by Commissioner Tobolski, to recommend for approval 19-3320. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Moore, Morrison, Morrison, Suffredin and Tobolski (16)

Absent: Gainer (1)

[19-1648](#)

Sponsored by: TONI PRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board Of Commissioners

PROPOSED ORDINANCE AMENDMENT

ZONING ORDINANCE TEXT AMENDMENT

BE IT ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 8, General Provisions, Section 8.7 of the Cook County Code shall be amended as follows:

8.7.7. ANIMALS. In addition to the regulations below, the keeping of animals is subject to all applicable provisions of the Cook County Code of Ordinances, including but not limited to those contained within Chapter 10, Animals, and Chapter 38, Health and Human Services. For purposes of this ordinance, an animal shall be considered an adult when it reaches four (4) months of age.

~~C. Horses. The keeping of horses shall be limited to a minimum lot area of ½ acre; horses shall be kept in an adequate enclosure suitable for the confinement of such animals. This section does not apply to "miniature horses," which are subject to regulation as "pets" above.~~

~~CD. Fowl. No more than ~~twelve (12)~~ five (5) fowls shall be kept when located on zoning lots of less than 1 acre; roosters are prohibited; fowls shall be kept in an adequate enclosure suitable for the confinement of such animals.~~

~~DE. Beekeeping. Bee colonies may be kept on residential and commercial zoning lots, provided they comply with the following regulations:~~

~~EF. Exemptions. This section shall not apply to farms, veterinary clinics, animal hospitals, kennels, or animal shelters.~~

BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 13, Administration and Enforcement, Sections 13.6 of the Cook County Code shall be amended as follows:

13.6.7. ACTION BY THE COOK COUNTY BOARD OF COMMISSIONERS.

C. Variances forwarded to the Cook County Board of Commissioners for final decision shall be approved by a favorable vote of three-quarters of all members of the Cook County Board of Commissioners in cases where the Zoning Board of Appeals has not recommended approval of a proposed variance or where there has been a written protest filed against a proposed variance in accordance with Section 13.13 of this ordinance.

Effective date: This ordinance shall be in effect immediately upon adoption.

A motion was made by Commissioner Tobolski, seconded by Commissioner Morrison, to recommend for approval 19-1648. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Moore, Morrison, Morrison, Suffredin and Tobolski (16)

Absent: Gainer (1)

ADJOURNMENT

A motion was made by Vice Chairman Sims, seconded by Commissioner Suffredin, that this was adjourn the meeting.. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Moore, Morrison, Morrison, Suffredin and Tobolski (16)

Absent: Gainer (1)

Respectfully submitted,

Chairman



Secretary

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