



Board of Commissioners of Cook County

Zoning and Building Committee

Tuesday, January 26, 2021

2:30 PM

Virtual Meeting

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

Due to the current health crisis, there is no in-person participation for the County Board meetings. The President and Commissioners will participate remotely. The public can observe the livestream <https://www.cookcountyil.gov/service/watch-live-board-proceedings>

The public can still testify to the Committee Meetings. Only written comment will be accepted for those wishing to provide Public Testimony. Written comments provided prior to the start of the meeting will be read aloud at the meeting. Three minutes per comment will be allowed, though every effort will be made to read statements in their entirety. If you have additional material for the Board to consider, please email testimony to cookcounty.board@cookcountyil.gov and indicate a desire that your testimony be entered into the record. All written comment which complies with County Board Rules will be posted online.

[21-1106](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/16/2020

[20-3562](#)

Sponsored by: SCOTT R. BRITTON and KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED ORDINANCE

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 42- Human Relations, Article IV, Residential Tenant and Landlord Ordinance, Sections 42-80 through 42-89 of the Cook County Code, is hereby enacted as follows:

Chapter 42 - HUMAN RELATIONS

Article IV. - Residential Tenant and Landlord Ordinance

Sec. 42-80 - Title, Purpose & Scope

Sec. 42-81 - Exclusions

Sec. 42-82 - Definitions

Sec. 42-83 - Rental Agreements

Sec. 42-84 - Tenant Rights & Obligations

Sec. 42-85 - Landlord Rights & Obligations

Sec. 42-86 - Summary Attachment to Rental Agreement

Sec. 42-87 - Civil Actions by County

Sec. 42-88 - Rights & Remedies Under Other Laws

Sec. 42-89 - Severability

Effective date: This ordinance shall be in effect June 1, 2021, with the exception of the Anti-Lockout Provision under Sec. 42-85 which will go into effect immediately upon adoption.

Click for full text: <https://tinyurl.com/v4lprml0>

Legislative History : 7/30/20 - Board of Commissioners - refer to the Finance Committee

Legislative History : 9/24/20 - Board of Commissioners - withdraw

Legislative History : 10/22/20 - Board of Commissioners - discharge from committee

Legislative History : 10/22/20 - Board of Commissioners - refer as substituted to the Zoning and Building Committee

Legislative History : 10/22/20 - Board of Commissioners - accept as substituted

Legislative History : 11/16/20 - Zoning and Building Committee - no action taken

Legislative History : 12/16/20 - Zoning and Building Committee - accept as substituted

Legislative History : 12/16/20 - Zoning and Building Committee - recommend for deferral as substitute

[21-0884](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variance V 20-30

Township: Orland

County District: #17

Property Address: 16530 Grant Avenue, Orland Park, Illinois 60462

Property Description: The subject property is approximately 9321 square feet, located on an existing lot in the Alpine Heights subdivision just north of 167th Street and Grant Avenue in Section 20.

Owner: Barrett Properties Family Limited Partnership, 15501 Fawn Creek Lane, Orland Park, IL. 60464

Agent/Attorney: Andrea T. Crowley Esq., Griffin & Gallagher LLC., 10001 S. Roberts Rd, Palos Hills, IL 60456

Current Zoning: R-4 Single Family Residence District

Intended use: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,321 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce the south interior side yard setback from the minimum required 15 feet to an allowed 10 feet, (4) reduce the north side interior side yard setback from the minimum required 15 feet to an allowed 5.5 feet which will allow for the building to be shifted 2 feet on each side, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA.

Recommendation: ZBA Recommendation is that the application be granted as amended and with conditions.

Conditions:

Conditions: 1) & 2) No trees to be removed in the redevelopment of the property and all landscaping must be in conformance with Cook County Landscaping Ordinance.

3) & 4 No negative impact with regards to the drainage and maintain overall floodplain elevation.

Objectors: Thomas Courtney Esq., 7000 West 127th Street, Palos Heights, Illinois 60463 - Representing Daniel Harris and Patricia Harris, 16439 Grant Avenue, Orland Park, Illinois 60467

Joseph Scharnak Esq., KSN Law, 55 W. Monroe Street, Suite 2445 Chicago, Illinois 60603 - Representing Alpine Heights Homeowners Association

History:

Zoning Board Hearing: 01/06/2021

Zoning Board Recommendation date: 01/06/2021

County Board extension granted: N/A

21-0894

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 20-31

Township: Orland

County District: 17

Property Address: 16526 Stuart Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property is approximately 9,377 square feet located on the existing lot in the Alpine Heights subdivision just north of 167th and Stuart Avenue in Section 20.

Owner: Barrett Properties Family Limited Partnership, 15501 Fawn Creek Lane, Orland Park, IL. 60464

Agent/Attorney: Andrea T. Crowley Esq., Griffin & Gallagher LLC., 10001 S. Roberts Rd, Palos Hills, IL. 60456

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.15 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce the south interior side yard setback from the minimum required 15 feet to an allowed 10 feet, (4) reduce both the north interior side yard setback from the minimum required 15 feet to an allowed 5.5 feet, (4) reduce the rear yard setback from the minimum required 50 feet to 35 feet, (5) reduce rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA.

Recommendation: ZBA Recommendation that the application be granted as amended and with conditions.

Conditions: 1) & 2) No negative impact with regards to the drainage and maintain overall floodplain elevation.

Objectors: Thomas Courtney Esq., 7000 West 127th Street, Palos Heights, Illinois 60463 - Representing Daniel Harris and Patricia Harris, 16439 Grant Avenue, Orland Park, Illinois 60467

Joseph Scharnak Esq., KSN Law, 55 W. Monroe Street, Suite 2445 Chicago, Illinois 60603 - Representing Alpine Heights Homeowners Association

History:

Zoning Board Hearing: 01/06/2021

Zoning Board Recommendation date: 01/06/2021

County Board extension granted: N/A

[21-0895](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 20-32

Township: Orland

County District: 17

Property Address: 16533 Grant Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property is approximately 9,377 square feet located on the existing lot in the Alpine Heights subdivision just north of 167th and Grant Avenue in Section 20.

Owner: Barrett Properties Family Limited Partnership, 15501 Fawn Creek Lane, Orland Park, IL. 60464

Agent/Attorney: Andrea T. Crowley Esq., Griffin & Gallagher LLC., 10001 S. Roberts Rd, Palos Hills, IL. 60456

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to: 1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.84 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce the south interior side yard setback from the minimum required 15 feet to ~~a~~ an allowed 10 feet (4) reduce the north interior side yard setback from the minimum required 15 feet to an allowed 5.5 feet, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA.

Recommendation: ZBA Recommendation is that the application be granted as amended and with conditions

Conditions: 1) & 2) No trees to be removed in the redevelopment of the property and all landscaping must be in conformance with Cook County Landscaping Ordinance.

3) & 4) No negative impact with regards to the drainage and maintain overall floodplain elevation.

Objectors: Thomas Courtney Esq., 7000 West 127th Street, Palos Heights, Illinois 60463 - Representing Daniel Harris and Patricia Harris, 16439 Grant Avenue, Orland Park, Illinois 60467

Joseph Scharnak Esq., KSN Law, 55 W. Monroe Street, Suite 2445 Chicago, Illinois 60603 - Representing Alpine Heights Homeowners Association

Jim McCann, 16512 Grant Avenue, Orland Park, Illinois 60467

History:

Zoning Board Hearing: 01/06/2021

Zoning Board Recommendation date: 01/06/2021

County Board extension granted: N/A



Secretary

Chairman: Silvestri

Vice-Chairman: Britton

Members: Committee of the Whole