



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

Tuesday, January 26, 2021

2:30 PM

Virtual Meeting

ATTENDANCE

Present: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (16)

Absent: Johnson - Excused (1)

PUBLIC TESTIMONY

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

See Attached List

[21-1106](#)

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Britton, seconded by Commissioner S. Morrison, to approve 21-1106. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (16)

Absent: Johnson (1)

[20-3562](#)

Sponsored by: SCOTT R. BRITTON, KEVIN B. MORRISON, BILL LOWRY, DENNIS DEER, DEBORAH SIMS, LARRY SUFFREDIN, BRANDON JOHNSON and ALMA E. ANAYA, 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/y4lprml0>

A motion was made by Vice Chairman Britton, seconded by Commissioner K. Morrison, to suspend the rules to accept substitute within 24 hours for 20-3562. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (16)

Absent: Johnson (1)

A motion was made by Vice Chairman Britton, seconded by Commissioner K. Morrison, to accept as substituted 20-3562. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (16)

Absent: Johnson (1)

A motion was made by Vice Chairman Britton, seconded by Commissioner K. Morrison, to recommend for approval as substituted 20-3562. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison and Suffredin (15)

Absent: Johnson and Sims (2)

[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

A motion was made by Commissioner S. Morrison, seconded by Vice Chairman Britton, to recommend to concur with the recommendation of the ZBA to approve application with conditions 21-0884. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller,
Moore, K. Morrison, S. Morrison and Suffredin (15)

Absent: Johnson and Sims (2)

[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

A motion was made by Commissioner S. Morrison, seconded by Vice Chairman Britton, to recommend to concur with the recommendation of the ZBA to approve application with conditions 21-0894. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison and Suffredin (15)

Absent: Johnson and Sims (2)

[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

A motion was made by Commissioner S. Morrison, seconded by Vice Chairman Britton, to

recommend to concur with the recommendation of the ZBA to approve application with conditions 21-0895. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison and Suffredin (15)

Absent: Johnson and Sims (2)

ADJOURNMENT

A motion was made by Commissioner Daley, seconded by Vice Chairman Britton, to adjourn the meeting. The motion carried by the following vote:

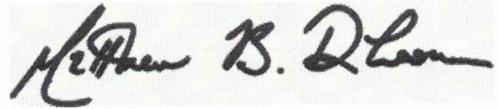
Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (16)

Absent: Johnson (1)

Respectfully submitted,



Chairman



Secretary

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