



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, April 14, 2021

9:30 AM

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

Authorization as a virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[21-2650](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/17/2021

[21-1863](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

AMENDMENT TO FEE SCHEDULE

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 32 Fees, is hereby amended to read as Follows:

Sec. 32-1. Fee schedule.

ZONING FEE SCHEDULE

1-Z FEES FOR PETITIONERS FOR PUBLIC HEARINGS ON MAP AND TEXT AMENDMENTS, SPECIAL USES AND VARIATION TO THE COOK COUNTY ZONING ORDINANCE AS COMPREHENSIVELY AMENDED.

A. Petition for a Text Amendment	525.00
B. Petition for a Map Amendment	
1. Less than one acre	420.00 <u>1,000.00</u>
2. One acre to five acres	945.00 <u>1,750.00</u>
3. Five acres to ten acres	1,890.00 <u>2,500.00</u>
4. Ten acres to twenty acres	2,520.00 <u>3,250.00</u>
C. Petitions for the Following Special Uses	
1. Excavations for Artificial Lake on which Subdivision is proposed	2,100.00
2. If sand, gravel, rock or fill to be sold from above item, additional	4,200.00
3. Extraction of rock, sand, gravel, peat or any type of Borrow Pit	4,200.00
4. Extraction of Top Soil	1,050.00
5. Sanitary Land Fill	6,300.00
6. Dry Land Fill	
Under five acres	525.00
Over five acres	4,200.00
7. All hospitals, sanitariums, convalescent homes, nursing and rest homes for profit	2,100.00
8. Planned Developments	
Five acres and under	420.00 <u>1,000.00</u>
Over five acres to ten acres	945.00 <u>1,750.00</u>
Over ten acres to fifteen acres	1,470.00 <u>2,500.00</u>
Over fifteen acres	2,500.00 <u>3,250.00</u>
9. All other listed Special Uses as provided for in the Zoning Ordinance	525.00

D. Petitions for Variations

1. All variations in all residential districts, regardless of number of different variations sought: ~~\$157.50~~ \$225.00 or ~~\$31.50~~ \$50.00 per lot, whichever is greater
2. All variations in all commercial and industrial districts, regardless of number of variations sought, plus cost of court reporter transcript ~~315.00~~ 425.00

E. Any combination of petitions, such as an Amendment, Special Use, and Variation, if requested by the applicant, will be treated as individual petitions as far as fees are concerned, but will be consolidated and heard at the designated time for the Public Hearing, before the Zoning Board of Appeals of Cook County.

F. Fees for any other uses not included in this list or new uses not yet conceived, shall be determined by the Commissioner of Building and Zoning until such time as a resolution can be presented to the Board of Commissioners of Cook County.

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

Legislative History : 3/18/21 - Board of Commissioners - refer to the Zoning and Building Committee

[21-2437](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variance//SU 21-01 & V 21-01

Township: Lyons

County District: 17

Property Address: 9101 Oak Grove, Burr Ridge, Unincorporated Cook County, Illinois 60527

Property Description: The Subject Property consists of approximately 37,921 square feet of total land area and is located on the west side of Oak Grove Avenue approximately 75 feet north of Railroad Avenue, in Section 06.

Owner: Mateusz Skubisz, 8849 85th Street, Justice, Illinois 60458

Agent/Attorney: Anna Lukaszczyk, Agent representing the Owner, 8642 S. Menard Avenue, Burbank, Illinois 60459

Current Zoning: R-3 Single Family Residential District

Intended use: 1) Applicant seeks a Special Use for Planned Unit Development (PUD) to construct a single-family home, on a property designated as an “Environmentally Sensitive Area” by the Cook County Comprehensive Land Use Plan, in Section 06, and

2) The Applicant is also requesting a companion Variance to reduce the lot area from the minimum required 40,000 square feet, to an existing 37,922 square feet, in order to construct the new single-family residence, on property served by well and septic, if granted under the companion SU/PUD, in Section 06.

Recommendation: ZBA Recommendation is that the application be granted ??

Conditions: None

Objectors: January 24th, 2021, a Letter of Objection was received via ZBA email from Denise Kozak.

History:

Zoning Board Hearing: 02/03/2021

Zoning Board Recommendation date: 04/07/2021

County Board extension granted: N/A

[21-2439](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use/ SU 20-06

Township: Rich

County District: 6

Property Address: 20348 Crawford Avenue, Matteson, Illinois 60443

Property Description: The Subject Property is approximately .665 acres (145’X 200’) located on the northwest corner of Crawford Avenue and 204th Street in unincorporated Cook County, in Section 15.

Owner: Doreatha Thomas, 2601 W. Lincoln Highway, Olympia Fields, Illinois 60461

Agent/Attorney: Attorney Patrick Turner of the Law Firm of Maurides Foley Tabangay Turner & Agustin LLC., 33 N. LaSalle, Suite 1910 Chicago, Illinois 60602-3227

Current Zoning: R-4 Single Family Residential District

Intended use: Applicant seeks a Special Use for a Unique Use to operate a medical and physician supply business with an office and storage

Recommendation: ZBA Recommendation is that the application be granted

Conditions: Conditions or None

Objectors: Objectors or None

History:

Zoning Board Hearing: 01/20/2021

Zoning Board Recommendation date: 04/07/2021

County Board extension granted: N/A



Secretary

Chairman: Silvestri

Vice-Chairman: Britton

Members: Committee of the Whole