



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

Wednesday, April 14, 2021

9:30 AM

Virtual Meeting

ATTENDANCE

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

Absent: Anaya - 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.

No public speakers

[21-2650](#)

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Britton, seconded by Commissioner Sims, that these Committee Minutes be approved. The motion carried.

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

Absent: Anaya (1)

[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

A motion was made by Vice Chairman Britton, seconded by Commissioner Degnen, to recommend for approval 21-1863. The motion carried by the following vote:

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

Absent: Anaya (1)

[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

A motion was made by Vice Chairman Britton, seconded by Commissioner Degnen, to recommend for approval 21-2437. The motion carried by the following vote:

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

Absent: Anaya (1)

[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

A motion was made by Vice Chairman Britton, seconded by Commissioner Degnen, to recommend for approval 21-2439. The motion carried by the following vote:

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

Absent: Anaya (1)

ADJOURNMENT

A motion was made by Vice Chairman Britton, seconded by Commissioner Morrison, to adjourn the meeting. The motion carried unanimously.

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

Absent: Anaya (1)

Respectfully submitted,



Chairman



Secretary

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