



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, September 25, 2019

9:30 AM

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

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 public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall 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 be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. 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.

[19-5720](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/24/2019

[19-5529](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 19-02

Township: Leyden

County District: 16

Property Address: 2222 N. Mannheim Road, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.173 acres and is generally located on the southwest corner of Mannheim Road and Palmer Avenue, in Section 32.

Owner: Juan Alvarez, 2144 Scott, Melrose Park, IL 60164

Agent/Attorney: Peralta Car Sales & Repair Inc., 2222 N. Mannheim Road, Melrose Park, IL 60164.
Brendan Shiller Esq., Shiller Preyar Law Offices, 601 S California Chicago, Illinois 60612.

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks to operate a retail used car dealership.

Recommendation: ZBA Recommendation of Denial

Conditions: None

Objectors: Village of Northlake
Leyden Township

History:

Zoning Board Hearing: 5/1/2019 and 7/10/2019

Zoning Board Recommendation date: 9/4/2019

County Board extension granted: N/A

[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.~~

~~C~~D. 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.

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

~~E~~F. 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.

Legislative History: 3/21/2019 Board of Commissioners refer to the Zoning and Building Committee

Legislative History: 5/22/2019 Zoning and Building Committee recommend for approval

Legislative History: 5/23/2019 Board of Commissioners defer

Legislative History: 6/27/2019 Board of Commissioners refer to the Zoning and Building Committee

Legislative History: 7/24/2019 Zoning and Building Committee recommend for deferral



Secretary

Chairman: Silvestri
Vice-Chairman: Sims
Members: Committee of the Whole