



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

Wednesday, September 25, 2019

9:30 AM

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

ATTENDANCE

Present: Silvestri, Sims, Anaya, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller,
Moore, S. Morrison and Suffredin (14)
Absent: Arroyo, K. Morrison and Tobolski (3)

PUBLIC TESTIMONY

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

No Public Speakers

[19-5720](#)

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to approve 19-5720. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller,
Moore, S. Morrison and Suffredin (14)
Absent: Arroyo, K. Morrison and Tobolski (3)

[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

A motion was made by Vice Chairman Sims, seconded by Commissioner Daley, to recommend to concur with the recommendation of the ZBA to deny application 19-5529. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller,
Moore, S. Morrison and Suffredin (14)

Absent: Arroyo, K. Morrison and Tobolski (3)

[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 1/2 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.~~

~~CD. 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.~~

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

~~EF. 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.

A motion was made by Commissioner Morrison, seconded by Commissioner Suffredin, to accept as substituted 19-1648. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Moore, S. Morrison and Suffredin (14)

Absent: Arroyo, K. Morrison and Tobolski (3)

A motion was made by Vice Chairman Sims, seconded by Commissioner Miller, to recommend for approval as substituted 19-1648. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Moore, S. Morrison and Suffredin (14)

Absent: Arroyo, K. Morrison and Tobolski (3)

ADJOURNMENT

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

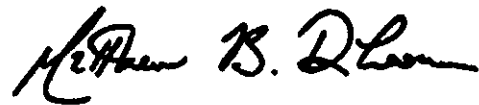
Ayes: Silvestri, Sims, Anaya, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Moore, S. Morrison and Suffredin (14)

Absent: Arroyo, K. Morrison and Tobolski (3)

Respectfully submitted,



Chairman



Secretary

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