



ZONING BOARD OF APPEALS
OF THE
COUNTY OF COOK

26-1820

**AN ORDINANCE AMENDING THE COOK COUNTY ZONING ORDINANCE
REZONING A CERTAIN PROPERTY LOCATED IN RICH TOWNSHIP**

WHEREAS, the owner of a certain Subject Property located in Rich Township described in Section 1, herein, has petitioned the Cook County Board of Commissioners to rezone the Subject Property from C-4 General Commercial District to R-4 Single Family Residence District. The Map Amendment is required to bring the existing single-family home into compliance with the current Zoning Ordinance, and

WHEREAS, the said petition was received by the Zoning Board of Appeals of Cook County as **MA 26-0001**, and a public hearing was held in regard to said request after due notice, all in accordance with the 2001 Cook County Zoning Ordinance, as amended, and the Statutes of the State of Illinois, and,

WHEREAS, the Zoning Board of Appeals submitted detailed Findings of Fact in accordance with the Standards set forth in the 2001 Cook County Zoning Ordinance, recommending that the Cook County Board of Commissioners grant as stated in the Findings of Fact, said application for a Map Amendment and,

WHEREAS, it is the opinion of the Board of Commissioners of Cook County that said Subject Property be rezoned and reclassified in accordance with the recommendations of the Zoning Board of Appeals;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Cook County, Illinois:

Section 1: BACKGROUND

That the following described Subject Property be and the same is hereby rezoned from C-4 General Commercial District to R-4 Single Family Residence District. The Map Amendment is required to bring the existing single-family home into compliance with the current Zoning Ordinance, in Section 15 of Rich Township, be granted.

Section 2: DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION

The subject property is .95 acres, where the existing single-family residence consists of two adjacent lots and is currently approximately 2,841 square feet located at the northwest corner of Crawford Avenue and Blackstone Avenue in unincorporated Cook County. The commonly known address is 20120 S. Crawford Avenue, Matteson, Illinois 60443 in Rich Township, Unincorporated Cook County. The PIN#s are 31-15-206-012-0000 and 31-15-206-013-0000.

LOTS 3 AND 4 IN BLOCK 5 IN ARTHUR T. McINTOSH AND COMPANY'S CRAWFORD COUNTRYSIDE UNIT NUMBER 1 IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Section 3. FINDINGS OF THE ZONING BOARD OF APPEALS

1.) Uses of Surrounding Property.

Mr. Ohle testified that all the surrounding properties on the north side, south side, and west side are residential properties (June 2026 Transcript, p. 9-10; 11). Mr. Ohle discusses this standard on Sheet No. Z-10, Z-11 and Z-13 in his report. The surrounding area is predominantly R-4 single-family residential, with homes of similar scale and adjoining lots. Within the corporate limits of the Village of Olympia Fields, east of Crawford Avenue, is the Franciscan Health Medical campus classified as a special use. Mr. DeClark discusses the property uses adjacent to the subject property on page 3 of his report, noting the north, south and west sides consist of similar single-family development.

2.) Zoning Classification of Surrounding Property.

Mr. Ohle discusses this standard on Sheet No. Z-10, Z-11 and Z-13 in his report. He states that the neighborhood parcels contiguous and surrounding the subject property are classified as R-4 residential. The subject site is the only C-4-zoned property in the area. Mr. DeClark noted on page 3 of his report and testified that everything around the subject property to the north, south and west is residential property, R-4. (June 2026 Transcript, p. 22).

3.) Suitability of the Subject Property for the Use Permitted under the Existing Zoning Classification.

Mr. Ohle discusses this standard on Sheet No. Z-10, Z-11 and Z-13 in his report. The existing structure has been continuously used as a single-family residence. The existing improvements, lot size and residential context make the property appropriate for R-4 zoning. Mr. Ohle testified that it has been a single-family residence for at least 30 years or more. (June 2026 Transcript, p. 11).

4.) Trend of Development in the Area.

Mr. Ohle testified that the entire area is developed as R-4 zoning classification (the only exception is across the street in Olympia Fields which has the hospital). (June Transcript, p. 10, 11). Mr. Ohle discusses this standard on Sheet No. Z-10 and Z-11 of his report. Development along this portion of Crawford Avenue has remained stable and residential. There is no trend toward expanding commercial uses into this neighborhood. Property owners are maintaining and reinvesting in their homes. Mr. DeClark testified that the trend in the area is not for commercial properties but rather for residential. (June 2026 Transcript, p. 29).

5.) Length of Time the Property has Been Vacant as Zoned Considered in the Context of Land Development in the Surrounding Area.

Mr. Ohle discusses this standard on Sheet No. Z-10, Z-11 and Z-13 in his report. He notes that the property is not vacant. The property is not used for C-4 commercial purposes and for more than 30 years the subject property has functioned as a single-family home. See also (June 2026 Transcript, p. 11).

6.) The Extent to Which Property Values are Diminished by Zoning Restrictions

Mr. Ohle discusses this standard on Sheet No. Z-10 of his report. He notes that aligning the zoning with the actual use removes the constraint of the property being “existing non-conforming” so that the property value is consistent with the property values of the surrounding area. Mr. DeClark discusses this standard on pages 5-35 of his report. Mr. DeClark testified that there is no negative impact when looking at prices in the area. (June 2026 Transcript, p. 27). There should not be any diminution in prices because the use is not changing. (June 2026 Transcript, p. 28).

7.) Need in the Community for the Proposed Use.

Mr. Ohle discusses this standard on Sheet No. Z-10, Z-11 and Z-13 in his report. He notes that the proposed use is consistent with the overall land use of the surrounding neighboring properties. The property for more than 30 years has not been used as a C-4 classification. All the surrounding properties on the north side, south side and west side are residential properties. (June 2026 Transcript, p. 9-10; 11).

8.) Consistency with the Cook County Comprehensive Land Use and Policies Plan.

Mr. Ohle testified that the proposed addition is consistent with the trends described in the Cook County Comprehensive Land Use Plan, which establishes the R-4 zoning classification. (June 2026 Transcript, p. 11). Mr. Ohle discusses this standard on Sheet No. Z-10 of his report. He notes that the request supports county goals for compatible land use, reinvestment in established neighborhoods. Rezoning from C-4 to R-4 aligns the property with surrounding existing residential developments and depicts orderly growth. When questioned specifically regarding the comprehensive land use plan, Mr. Ohle testified that the proposed addition would be consistent with the scale of the other homes around the area and that the materials and roof lines would be consistent. (June 2026 Transcript, p. 37). He also explained that because of the large size of the lot, the addition should not have any visual impact on the surrounding community and there should be no problems with shading or casting shadows or interference with light and ventilation of surrounding residences. (June 2026 Transcript, p. 37).



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Section 4:

That the said Map Amendment as mentioned in Section 1 of this Ordinance is hereby authorized and the Subject Property be rezoned to R-4 Single Family Residence District. That the Zoning Map of Cook County and all other pertinent records be and the same shall be changed to show the rezoning of the described property, hereby incorporated by reference to this Ordinance, as provided by law.

Section 5: That this Ordinance shall be in full force & effect from and after passage and approval.

This Ordinance was adopted by the Cook County Board of Commissioners on Thursday, July 16, 2026.

2026

TONI PRECKWINKLE, President
Cook County Board of Commissioners

ATTEST:

Monica Gordon, Cook County Clerk