



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, December 12, 2018

10:00 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.

[19-0684](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/14/2018

[19-0272](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-32

Township: Tinley Park

County District: 6

Property Address: 18111 South Harlem Avenue, Tinley Park, Illinois 60477

Property Description: The subject property is approximately 1.27 acre located approximately 1/2 block north of 182nd Street and on the east side of Harlem Avenue, in Section 31.

Owner: Mr. & Mrs. Robert Haavig , 18111 South Harlem Avenue, Tinley Park, Illinois 60477

Agent/Attorney: Ben V. Mammina, 80W Main Street, Lemont, Illinois 60439

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the lot width from the minimum required 150 feet to an existing 100 feet and (2) reduce the front yard setback from the minimum required 50 feet to a ~~proposed~~ existing 20 feet for a new single-family residence on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: Daniel Ritter, Senior Planner, Village of Tinley Park, Illinois

History:

Zoning Board Hearing: 11/07/2018

Zoning Board Recommendation date: 11/07/2018

County Board extension granted: N/A

[19-0273](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variation SU 18-07 & V 18-29

Township: Orland

County District: 17

Property Address: 15640 113th Court, Orland Park, Illinois 60467

Property Description: The Subject Property is approximately 0.30 acres, on the west side of 113th Court and approximately 99.25 feet north of 157th Street, in Section 18.

Owner: Jeffery and Christine Justice, 9750 Crescent Park Circle, Orland Park, Illinois 60462

Agent/Attorney: Paul K Morris, 1363 State Street, Lemont, Illinois 60439

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Special Use for a Planned Unit Development and a variance to allow for the construction of a single-family residence dwelling within an “Environmentally Sensitive Area” as designated by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance (V 18-29) requests to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,129 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 99.24 feet and (3) reduce the rear yard setback from the minimum required 50 feet to a proposed 42.03 feet if granted under the companion Special Use request. The Variance is sought in order to construct a single-family residential dwelling served by a well and septic system.

Recommendation: ZBA Recommendation is of Approval with a Condition

Conditions: The Condition is for the homeowners to work with the Department of Transportation and Highway for the installation of a permeable paved street that takes into consideration the wetland.

Objectors: None

History:

Zoning Board Hearing: 8/1/2018 and 9/19/2018

Zoning Board Recommendation date: 11/7/2018

County Board extension granted: N/A

[19-0274](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 18-08

Township: Bloom

County District: 6

Property Address: 21940 Torrence Avenue, Sauk Village, Illinois and 21944 Torrence Avenue, Sauk Village, Illinois

Property Description: The Subject Property is approximately 49.59 acres located on the Southwest corner of Torrence Avenue and the Elgin, Joliet and Eastern Railroad, in Section 25.

Owner: Verdin Brothers Properties LLC., 1485 E. 231st Street, Steger, Illinois 60475

Agent/Attorney: Community Power Group LLC., C/O Michael Borkowski, 4849 Rugby Avenue, Bethesda, Maryland 20814

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks an amended request of a Special Use for a Planned Unit Development to install a Community Solar Garden within an Environmentally Sensitive Area as designated by the Cook County Comprehensive Land Use and Policies Plan.

Recommendation: ZBA Recommendation is of Approval.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/5/2018 and 10/10/2018

Zoning Board Recommendation date: 11/7/2018

County Board extension granted: N/A



Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole