



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

Wednesday, December 17, 2014

10:00 AM

**Cook County Building, Board Room, Rm. 569
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.

VARIATIONS

15-0016

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-48

Township: Schaumburg

County District: 15

Property Address: 1524 Marion Street, Schaumburg, Illinois

Property Description: The Subject Property consists of approximately 0.456 acre located on the West side of Marion Street approximately 94.39 feet North of Pratt Boulevard.

Owner: Alil Limani, 1233 Concord Drive, Elgin, Illinois

Agent/Attorney: Alicja M Sroka & Associates, P.C. , 114 Higgins Rd., Park Ridge, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 19,833 square feet in order to construct a single family residence with two attached garages.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/5/2014

Zoning Board Recommendation date: 11/5/2014

County Board extension granted: none

15-0017

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-49

Township: Orland

County District: 17

Property Address: 14364 Creek Crossing Drive, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.25 acre located on the Southeast corner of Creek Crossing Drive and Creekview Drive.

Owner: Shawn Wilson, 14364 Creek Crossing Drive, Orland Park, Illinois

Agent/Attorney: None

Current Zoning: R-6 General Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to increase the height of fence in the corner side yard from maximum allowed 3 feet to a 4 foot picket fence.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: None

Objectors: Curtis James, neighbor

History:

Zoning Board Hearing: 11/5/2014

Zoning Board Recommendation date: 11/5/2014

County Board extension granted: none

15-0018

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-51

Township: Norwood Park

County District: 9

Property Address: 8025 West Summerdale Avenue, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.20 acre located on the South side of Summerdale Avenue approximately 600 feet East of Courtland Avenue.

Owner: Peter and Tina Drossos, 8029 W. Berwyn Avenue, Chicago, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to: (1) reduce left interior side yard setback from the minimum required 10 feet to 5 feet except for a 3 foot variation to allow for a fire place and (2) reduce the right interior side yard setback from the minimum required 10 feet to 5 feet in order to construct a single family residence with an attached garage.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/5/2014

Zoning Board Recommendation date: 11/5/2014

County Board extension granted: N/A

15-0019

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-52

Township: Stickney

County District: 11

Property Address: 7128 W. 73rd Place, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.12 acre located on the North side of 73rd Place approximately 228.22 feet West of Nottingham Avenue.

Owner: Krystyna Szczerba , 5713 W. 64th Place, Chicago, Illinois

Agent/Attorney: Margaret Las Esq., 7630 S. County Line Rd., #3A, Burr Ridge, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the right interior side setback from the minimum required 10 feet to a requested 3 feet, and (2) reduce the left interior side yard setback from the minimum required 10 feet to a required 5 feet in order to construct a new single family residence with a detached garage.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: None

Objectors: Joseph Pecco Esq. representing 5 neighbors

History:

Zoning Board Hearing: 11/5/2014

Zoning Board Recommendation date: 11/5/2014

County Board extension granted: N/A

15-0020

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-53

Township: Rich

County District: 6

Property Address: 19990 S. Crawford, Matteson, Illinois

Property Description: The Subject Property consists of approximately 0.86 acre located on the Southwest corner of Briar Lane and Crawford Avenue.

Owner: Tracie Ellis, 4401 Connecticut Street, Gary, Indiana

Agent/Attorney: Mario Wilson/Custom Steel Homes Inc., 20700 S. Crawford, Matteson, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 37,500 square feet and (2) to reduce the lot width from the minimum required 150 feet to an existing 125 feet in order to construct a single family residence with an attached garage and a detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: Edward D Cepea, neighbor, wrote in an objection

History:

Zoning Board Hearing: 11/5/2014

Zoning Board Recommendation date: 11/5/2014

County Board extension granted: N/A

15-0021

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-54

Township: Northfield

County District: 14

Property Address: 3005 Peachgate Lane, Glenview, Illinois

Property Description: The Subject Property consists of approximately 0.26 acre located on the East side of Peachgate Lane approximately 83 feet South of Peachgate Road.

Owner: Jeff and Cathy Condon, 3005 Peachgate Lane, Glenview, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the left interior side yard setback from the minimum required 10 feet to 3 feet 8 inches and (2) to reduce the rear yard setback from the minimum required 40 feet to 34 feet in order to construct an addition to the single family residence.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: None

Objectors: Scott Johnson, neighbor and Angelo & Kathy Dimitropoulos

History:

Zoning Board Hearing: 11/5/2014

Zoning Board Recommendation date: 11/5/2014

County Board extension granted: N/A

15-0426

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-42

Township: Schaumburg

County District: 15

Property Address: 1519 -1521 Myrtle Park Street, Schaumburg, Illinois.

Property Description: The Subject Property consists of approximately 0.288 acre located on the East side of Myrtle Park Street, 295.42 north of Pratt Boulevard.

Owner: American Tower Asset Sub II, LLC, c/o American Tower 10 Presidential Way, Woburn, Massachusetts

Agent/Attorney: Jim Foley/Jim Moser, Phase 1 Consulting 55 W. Monroe, Suite 3360, Chicago, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to increase the height of fence and gate in the front yard from the minimum required 3 feet to an existing 6 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/15/2014 and 11/19/2014

Zoning Board Recommendation date: 11/19/2014

County Board extension granted: N/A

15-0428

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-50

Township: Stickney

County District: 11

Property Address: 7058 W. 73rd Street, Chicago, Illinois.

Property Description: The Subject Property consists of approximately 0.12 acre located on the Northeast corner of Nottingham Avenue and 73rd Street.

Owner: Ondrej Jadrny, 7050 W. 74th Place, Chicago, Illinois.

Agent/Attorney: Margaret Las. Esq., 7630 S. County Line Road #3A, Burr Ridge, Illinois.

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the front yard setback from the minimum required 27 feet to 19.5 feet (2) reduce corner side yard setback from the minimum required 15 feet to 5 feet and (3) reduce interior side yard setback from the minimum required 10 feet to 3 feet in order to construct a new single family residence and detached garage.

Recommendation: ZBA Recommendation to grant the application as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/19/2014

Zoning Board Recommendation date: 11/19/2014

County Board extension granted: N/A

15-0430

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-56

Township: Stickney

County District: 11

Property Address: 4834 S. Long Avenue, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.14 acres, located on the West side of Long Avenue approximately 222 feet North of 49th Street.

Owner: Jan Mulica, 4839 S. Long Avenue, Chicago, Illinois

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard Avenue, Burbank, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 3,142 square feet; (2) reduce lot width from the minimum required 60 feet to an existing 25 feet (3) reduce both interior side yard setbacks from the front minimum required 10 feet to 3 feet; (4) reduce front yard setback from minimum required 30 feet to 18 feet; (5) reduce rear yard setback from the minimum required 5 feet to 3 feet for an accessory structure and (6) increase the F.A.R. from the maximum allowed .40 to .50 for an new single family residence and detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/19/2014

Zoning Board Recommendation date: 11/19/2014

County Board extension granted: N/A

15-0434

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-57

Township: Maine

County District: 9

Property Address: 10016 Potter Road, Des Plaines, Illinois.

Property Description: The Subject Property consists of approximately 0.75 acres, located North of Dee Road and South of Central Road.

Owner: John & Janet Summerfelt, 10016 Potter Road, Des Plaines, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce right side yard setback from the minimum required 15 feet to 7.9 feet (existing slab) for a shed.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/19/2014

Zoning Board Recommendation date: 11/19/2014

County Board extension granted: N/A

15-0481

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-58

Township: Maine

County District: 9

Property Address: 9449 Greenwood Drive, Des Plaines, Illinois

Property Description: The Subject Property consists of approximately 0.38 acres, located on the East side of East Greenwood Drive approximately 370 feet North of Emerson Street.

Owner: Kathryn M Ellis, 9449 Greenwood Drive, Des Plaines, Illinois

Agent/Attorney: Roger Wilson, 9449 Greenwood Drive, Des Plaines, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the left interior side yard setback from the minimum required 10 feet to 5 feet for construction of a shed.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/19/2014

Zoning Board Recommendation date: 11/19/2014

County Board extension granted: N/A

15-0482

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-59

Township: Palatine

County District: 14

Property Address: 78 Brookdale Lane, Palatine, Illinois

Property Description: The Subject Property consists of approximately 0.62 acres, located on the North side of Brookdale Lane, approximately 32 feet West of Thorntree Lane.

Owner: Wallace G. Holdsworth Trust, 78 Brookdale Lane, Palatine, Illinois

Agent/Attorney: Anthony W Kubon, Contract Purchaser, 789 Anthony Drive, Palatine, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the front yard setback from the minimum required 40 feet to 30 feet and (2) reduce right interior side yard setback from the minimum required 15 feet to 9 feet for an addition to an existing single family home.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/19/2014

Zoning Board Recommendation date: 11/19/2014

County Board extension granted: N/A

15-0483

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 13-36

Township: Stickney

County District: 11

Property Address: 7144 W. 72nd Street, Chicago, Illinois.

Property Description: The Subject Property consists of 0.15 acres located on the North side of 72nd Street approximately 204.70 feet East of South Harlem Avenue.

Owner: Malgorzata Plewa, 7144 W. 72nd Street, Chicago, Illinois

Agent/Attorney: Jacek Plewa, 7144 W. 72nd Street, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the right interior side yard setback from the minimum required 10' to an existing 6.81'. Variance is sought in order to bring an existing residence into compliance.

Recommendation: ZBA Recommendation that the application be granted a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/19/2014

Zoning Board Recommendation date: 11/19/2014

County Board extension granted: N/A


Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 1/21/15