



**Board of Commissioners of Cook County
Board of Commissioners**

Minutes of the Zoning and Building Committee

Wednesday, December 17, 2014

10:00 AM

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

ATTENDANCE

Present: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

PUBLIC TESTIMONY

- 1. George Blakemore, Concerned Citizen**
- 2. Scott A. Johnson, Concerned Citizen**

VARIATIONS

[15-0016](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0017](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0018](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0019](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0020](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Commissioner Moore, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0021](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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 only provided that when the structure is 8 feet away from the left interior side yard that the structure may increase two stories in height 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 & 2/18/2015

Zoning Board Recommendation date: 11/5/2014 & 2/18/2015

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Sims, that this Zoning Board of Appeals Recommendation be returned with no recommendation. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0426](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Sims, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0428](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0430](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0434](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0481](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0482](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Commissioner Goslin, seconded by Vice Chairman Murphy, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

[15-0483](#)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals (Inactive)

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

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried

by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

ADJOURNMENT


A motion was made by Commissioner ROBERT STEELE, seconded by Vice Chairman JOAN PATRICIA MURPHY, that this meeting was adjourned. The motion carried by the following vote:

Ayes: Silvestri, Murphy, Arroyo, Boykin, Butler, Daley, Fritchey, García, Goslin, Moore, Schneider, Sims, Steele and Suffredin (14)

Absent: Gainer, Gorman and Tobolski (3)

Respectfully submitted,

Chairman



Secretary

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