



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

**Wednesday, May 11, 2016**

**10:00 AM**

**Cook County Building, Board Room 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

**PUBLIC TESTIMONY**

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

1. George Blakemore, concerned citizen

**16-3130**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 4/13/2016

**A motion was made by Commissioner Sims, seconded by Commissioner Steele, that this Committee Minutes be approved. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

## VARIATIONS

### **16-2669**

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

#### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-54

**Township:** Lyons

**County District:** 17

**Property Address:** 848 63rd Street, LaGrange, Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acres located on the north side of 63rd Street and approximately 184 feet west of Brainard Avenue in Section 17.

**Owner:** Paul & Sandra Maki, 848 63rd Street, LaGrange, Illinois

**Agent/Attorney:** UDAC, LLC/ Michele Kesner, 4W895 Elodie Drive, Elburn, Illinois

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 8.19 feet, (2) reduce the front yard setback from the minimum required 36.4 feet (at 20% of lot depth) to a proposed 35.88 feet (3) increase the Floor Area Ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30 and (4) increase the height of a fence located in the required front yard from the maximum allowed 3 feet to a proposed 6 feet. This variance is sought in order to allow for the construction of a residential addition, attach garage addition and an accessory shed.

**Recommendation:** ZBA Recommendation is to be granted as amended.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/6/2016

Zoning Board Recommendation date: 4/6/2016

County Board extension granted: N/A

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

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

## **16-2670**

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

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-09

**Township:** Orland

**County District:** 17

**Property Address:** 15541 South 116th Avenue, Orland Park, Illinois

**Property Description:** The Subject Property consists of approximately ~~0.49~~0.33 acres located on the east side of 116th Avenue and approximately 99.23 feet north of 156th Street in Section 18.

**Owner:** Randy & Jill Struzik, 9101 W. 147th Street, Orland Park, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to the proposed 12.8 feet (3) reduce the rear yard setback from the minimum required 50 feet to a proposed 38.6 feet and (4) increase the Floor Area Ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30. This variance is sought for the construction of a single family residential dwelling on well and septic.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

#### **History:**

Zoning Board Hearing: 4/6/2016

Zoning Board Recommendation date: 4/6/2016

County Board extension granted: N/A

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

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

## **16-2671**

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

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-10

**Township:** Maine

**County District:** 9

**Property Address:** 2719 Maynard Drive, Glenview, Illinois

**Property Description:** The Subject Property consists of approximately 0.23 acres located on the southeast corner of Maynard Drive and Maynard Court in Section 11.

**Owner:** Alvin Abraham, 2719 Maynard Drive, Glenview, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to increase the height of a fence located in the required left corner side yard from the maximum allowed 3 feet to a proposed 6 feet for the construction of a fence.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/6/2016

Zoning Board Recommendation date: 4/6/2016

County Board extension granted: N/A

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

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

**SPECIAL USE**

**16-2674**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 15-10

**Township:** Stickney

**County District:** 11

**Property Address:** 7044 W. 74th Place, Chicago, Illinois

**Property Description:** The Subject Property consists approximately 0.15 acres located on the north side of 74th Place and approximately 51.41 feet east of Nottingham Avenue.

**Owner:** Marvin Anaya, 7044 W. 74th Place, Chicago, Illinois

**Agent/Attorney:** Attorney Thomas S. Moore of Anderson & Moore, P.C., 111 W Washington, Suite 1720, Chicago, Illinois

**Current Zoning:** R-5 Single Family Residential District

**Intended use:** Applicant seeks a Special Use for Unique Use for the continued operation of the multi-family residential dwelling, in Section 30.

**Recommendation:** ZBA Recommendation is of Approval.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/6/2016 and 3/2/2016

Zoning Board Recommendation date: 4/6/2016

County Board extension granted: N/A

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

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

**16-2730**

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

**NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS**

**Request:** Map Amendment to rezone the subject property from C-4 General Commercial District to R-8 General Residence District for a 68 units, 5 story rental apartment building

**Township:** Leyden Township

**County District:** 16

**Property Address:** 2506; 2514; 2516 N. Mannheim Rd

**Property Description:** The property consists of four parcels, approximately 2 acres, located at the southwest corner of Nevada Ave and Mannheim Road in unincorporated Leyden Township  
PIN# 12-29-418-022-0000; 12-29-418-021-0000; 12-29-418-010-0000 and 12-29-418-011-0000

**Owner:** Nevada Property LLC 219 W. Chicago Ave. Suite 400 Chicago, IL 60654

**Agent/Attorney:** Perry Vietti COO of Interfaith Housing Development Corporation of Chicago  
219 W. Chicago, IL 60654

**Current Zoning:** C-4 General Commercial District

**Intended use:** To build a 5 story, 68 units rental apartment building

**A motion was made by Commissioner Steele, seconded by Commissioner Sims, that this New Application for Referral to the Zoning Board of Appeals be recommended for deferral. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

## **16-2517**

**Sponsored by:** TONI PRECKWINKLE, President

### **PROPOSED ORDINANCE AMENDMENT**

BE IT ORDAINED, by the Cook County Board of Commissioners that Chapter 32 FEES, Sec. 32-1 - Fee Schedule, Chapter 102, is hereby amended as follows:

#### **PART E. PERMIT FEE SCHEDULE FOR COOK COUNTY DEPARTMENT OF BUILDING AND ZONING**

...

#### **3-B. ALTERATIONS, REMODELING AND MISCELLANEOUS ITEMS OF CONSTRUCTION**

- A. Minimum Fee (except uses of land not involving buildings) is \$73.50 plus \$21.00 for each additional \$1,000.00 of estimated cost in excess of \$5,000.00. The estimated cost shall be based on the cost as shown on contracts signed between the owner and all contractors for the actual cost of the project.
- B. Uses of Land Not Involving Buildings. Fees for Floodplain, Drainage, Grading, Soil Erosion Control, Streambank Stabilization, Trail Improvements or Other Recreation Site Improvements shall be as follows:
- Less than five (5) acres - no impermeable surface \$1,500.00
  - Less than five (5) acres - including impermeable surface \$2,500.00
  - Five (5) to fifty (50) acres - no impermeable surface \$3,000.00
  - Five (5) to fifty (50) acres - including impermeable surface \$5,000.00
  - Fifty-one (51) to one hundred (100) acres - no impermeable surface \$4,500.00
  - Fifty-one (51) to one hundred (100) acres with impermeable surface \$7,500.00
  - Over one hundred (100) acres with or without impermeable surface \$50 per acre

NOTE: All Acreage Computed on Gross Acres as Computed by Surveyor on Plat of Survey.

**Legislative History:** 4/13/16 Board of Commissioners referred to the Zoning and Building Committee

**A motion was made by Commissioner Daley, seconded by Commissioner Steele, that this Proposed Ordinance Amendment be recommended for deferral. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

#### **ADJOURNMENT**

**A motion was made by Commissioner Steele, seconded by Commissioner Boykin, to adjourn the meeting. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Boykin, Butler, Daley, Fritchey, Gainer, Garcia, Goslin, Moore, Morrison, Schneider, Sims, Steele, Suffredin (14)

**Absent:** Vice Chairman Murphy, Commissioners Arroyo, and Tobolski (3)

Respectfully submitted,



Chairman



Secretary

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