



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

Wednesday, November 19, 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

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. 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. 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.

MAP AMENDMENT

14-2564

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request:

Map Amendment MA-14-0001

Township:

Palatine

County District:

14

Property Address:

773-795 West Dundee Road and 1451 N. Quentin Rd & 795 W. Dundee Avenue Palatine, Illinois 60067

Property Description:

Subject property is approximately ~~3~~ 2.8 acres. It is located on the southeast corner Dundee and Quentin Road, unincorporated Cook County, Illinois. PIN#s 02-10-102-001-0000, 02-10-102-002-0000, 02-10-102-003-0000, 02-10-102-004-0000, 02-10-102-005-0000.

Owner:

795 West Dundee, LLC, 3513 Woodland Lane, Long Grove, Illinois. 60047-5032

Applicant:

~~Tom Courtresis, 795 W. Dundee, LLC, 1451 N. Quentin Road, Palatine, Illinois 60067~~ Richard Toth Esq., Daley and Georges, Ltd, 20 S. Clark Street, Suite 400, Chicago, Illinois.

Current Zoning:

R-4 Single Family Residence District

Proposed Zoning:

C-3 General Service District

Intended use:

~~For the expansion of the existing commercial use.~~ To rezone two parcels for the expansion of the existing commercial use on the adjacent property.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

Legislative History: /21/14 Zoning and Building Committee recommended to refer to Zoning Board of Appeals

VARIATIONS

14-6021

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-44

Township: Leyden

County District: 16

Property Address: 2200 N. Mannheim Road, Melrose Park, Illinois

Property Description: The Subject Property consists of approximately 0.52 acre located on Northwest corner of Dickens Avenue and Mannheim Road in Leyden Township.

Owner: Erick M Jacobson, 2200 N Mannheim Road, Melrose Park, Illinois

Agent/Attorney: Lisa Casas, On Time Expediting Inc., 8772 W. Bryn Mawr, Suite 1300, Chicago, Illinois

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the C-4 General Commercial District to reduce the corner side yard setback from the minimum required 30 feet to 14.43 feet in order to reconstruct a building for a tire shop.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/15/2014

Zoning Board Recommendation date: 10/15/2014

County Board extension granted: N/A

14-6022

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-43

Township: Worth

County District: 6

Property Address: 3737 W. 116th Place, Alsip, Illinois

Property Description: The Subject Property consists of approximately 0.18 acre located on the South side of West 116th Place, approximately 124.40' East of Hamlin Avenue in Worth Township.

Owner: Jimmy Ortiz, 3737 W. 116th Place, Alsip, Illinois

Agent/Attorney: Andrew Venamore, 602 Academy Drive, Northbrook, Illinois

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 reduce the right interior side yard setback from the minimum required 10 feet to 3 feet in order to construct a detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/15/2014

Zoning Board Recommendation date: 10/15/2014

County Board extension granted: N/A

14-6030

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-45

Township: Stickney

County District: 11

Property Address: 4919 S. Lotus Avenue, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.14 acre located on the East side of South Lotus Avenue approximately 347 feet North of West 50th Street in Stickney Township.

Owner: BCL Home Construction LLC, 450 Skokie Boulevard, Building 600, Northbrook, Illinois

Agent/Attorney: Agata Bielut, 9407 Bay Colony Apt 1E, Des Plaines, Illinois

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 the lot area from the minimum required 10,000 square feet to an existing 6,285 square feet; (2) reduce the lot width from the minimum required 60 feet to an existing 50 feet; (3) to reduce right interior side yard setback from minimum required 10 feet to 4.35 feet and (4) reduce left interior side yard setback from minimum required 10 feet to 5.61 feet for a new single home with detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/15/2014

Zoning Board Recommendation date: 10/15/2014

County Board extension granted: N/A

14-6033

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-46

Township: Palos

County District: 17

Property Address: 10561 Ridgewood Drive, Palos Park, Illinois

Property Description: The Subject Property consists of approximately 0.26 acre located on the Southeast corner of Riverwood Drive and Bloomfield Drive in Palos Township.

Owner: Donald & Amanda Schlegel, 10561 Ridgewood Drive, Palos Park, 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 increase the height of the fence in the corner side yard from minimum required 3 feet to an existing 6 5 feet.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/15/2014

Zoning Board Recommendation date: 10/15/2014

County Board extension granted: N/A

14-6045

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-47

Township: Orland

County District: 17

Property Address: 15531 S. 116th Avenue, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.29 acre located on the East side of 116th Street approximately 198.46 feet north of West 156th Street, in Orland Township.

Owner: Patrick Coleman, 15651 115th Ct., Orland Park, 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 in the R-4 Single Family Residence District to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 12,759.32; (2) to reduce the lot width from the minimum required 150 feet to an existing 99.23 feet and (3) reduce rear yard setback from the minimum required 50 feet to 48 feet in order to construct a single family residence with an attached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/15/2014

Zoning Board Recommendation date: 10/15/2014

County Board extension granted: N/A

14-6047

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V-14-41

Township: Orland

County District: 17

Property Address: 16632 Pear Avenue, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.25 acre located on the West side of Pear Avenue approximately 180 feet South of Sherman Street in Orland Township.

Owner: Joseph Kearney, 16933 Blue Heron Drive, Orland Park, 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 in the R-4 Single Family Residence District to: 1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,295 square feet; ~~2) to reduce the right interior side yard setback from the minimum required 15' to 10';~~ and 3) to reduce the rear yard setback from the minimum 50' to 35.94' for a new single family home with an attached garage.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/15/2014

Zoning Board Recommendation date: 10/15/2014

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 11/19/2014.