



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

**Wednesday, November 19, 2014**

**10:00 AM**

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

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Commissioners Butler, Gainer, García and Tobolski (4)

**PUBLIC TESTIMONY**

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd).

The Secretary announced that there were no public speakers.

**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:** 5/21/14 Zoning and Building Committee recommended to refer to Zoning Board of Appeals

**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:** Vice Chairman Murphy, Commissioners Butler, Collins, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (12)

**Present:** Commissioner Daley (1)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

### **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

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

**Ayes:** Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

**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

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

**Ayes:** Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

**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

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

**Ayes:** Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

**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

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

**Ayes:** Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

**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

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

**Ayes:** Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

**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

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

**Ayes:** Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

**ADJOURNMENT**

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Suffredin that this meeting was adjourned. The motion carried by the following vote:**

**Ayes:** Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Chairman Silvestri, Commissioners Gainer, García and Tobolski (4)

**SECTION 2**

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

**SECTION 2**

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

File 14- 2564.....	Recommended for Approval
File 14- 6021.....	Recommended for Approval
File 14- 6022.....	Recommended for Approval
File 14- 6030.....	Recommended for Approval
File 14- 6045.....	Recommended for Approval

Respectfully submitted,

  
Chairman

  
Secretary

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