



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

**Wednesday, June 8, 2016**

**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.

**16-3659**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/11/2016

**SPECIAL USE**

**16-3146**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Standard Bank and Trust Company

**Township:** Palos

**County District:** 17

**Property Address:** 9700 West 131st Street, Unit 2W, Palos Park, Illinois

**Property Description:** The Subject Property comprises approximately 1.7 acres and located on the northeast corner of Mill Road and 131st Street in Section 33.

**Owner:** Standard Bank and Trust, 7800 W. 95th Street, Hickory Hills, Illinois

**Agent/Attorney:** Bernard I. Citron, Thompson Coburn, LLP, 55 E. Monroe Street, 37th Floor, Chicago, Illinois

**Current Zoning:** R-6 PUD General Residence District

**Intended use:** Applicant seeks Special Use Permit in to expand an existing Special Use for the operation of a bank facility, to include the operations of professional offices.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/16/2016

Zoning Board Recommendation date: 5/4/2016

County Board extension granted: N/A

**16-2053**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 15-11

**Township:** Orland

**County District:** 17

**Property Address:** 17101 South Wolf Road, Orland Park, Illinois

**Property Description:** The Subject Property consists of approximately 5.9 acres and generally located on the southeast corner of Wolf Road and 171st Street, in Section 29, in unincorporated Orland Township.

**Owner:** Avmedoski Brothers, LLC, 8673 Sunshine Lane, Oak Park, Illinois

**Agent/Attorney:** Gregory Dose Esq. of the Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd., 835 McClintock Drive, Burr Ridge, Illinois.

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

**Intended use:** Applicant seeks a Special Use for the operation of a school bus service and maintenance facility in unincorporated Orland Township.

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

**Conditions:**

1. Limit the proposed use at the existing building at the current size.
2. Limit the repair work to Monday through Friday from 7:00 AM to 5:30 PM.
3. The service work within the facility shall be limited to minor maintenance, such as fluid changes, tire changes, tune-ups, and replacement of lights, batteries, belts and windshield wipers; and no body work, painting, brake testing, or engine rebuilding shall be performed within the facility. No heavy mechanical work.
4. No outside contractors, only employees are to be used on site for repair work.
5. Only school buses and passenger vehicles be parked on the Subject Property. No tractor trailers are to be parked on the Subject Property.
6. No more than two 2500 lbs. tanks are to be used for storage on the Subject Property.
7. On-site fuel tanks shall be installed above Flood Protection Elevation in accordance with the County Floodplains Ordinance Sec. 106-9(1)a. It states that no installation in a flood zone that contains flammable liquids or other hazardous materials can be below the “flood protection elevation (FPE).” In Sec. 106-2 of the Floodplains Ordinance, “Flood Protection Elevation (FPE)” is defined as “the elevation of the base flood or 100-year frequency flood **plus two feet** of freeboard....” Hence, the provision would address concern that fuel containers be situated well above flood level so their contents will not be released into flood waters and damage other property.

**Objectors:** On Tuesday, 2/16/2016, the Zoning Board of Appeals received a Resolution from the Village of Orland Park, objecting to the proposed Special Use Application.

**History:**

Zoning Board Hearing: 1/20/2016

Zoning Board Recommendation date: 3/2/2016

County Board extension granted: N/A

**Legislative History:** 3/23/16 Zoning and Building recommended for deferral Committee

**Legislative History:** 3/23/16 Board of Commissioners deferred

**Legislative History:** 4/13/16 Zoning and Building recommended for deferral Committee

**Legislative History:** 4/13/16 Board of Commissioners deferred

**16-3391**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 15-04 & V 15-01

**Township:** Palos

**County District:** 17

**Property Address:** 12700 S. 87th Avenue, Palos Park, Illinois

**Property Description:** The Subject Property consists of approximately 1.09 acre, located on the southwest corner of west 127th Street and south 87th Avenue.

**Owner:** Robert O'Neill, 14025 Selva, Orland Park, Illinois

**Agent/Attorney:** Taylor Miller LLC, 33 N. LaSalle Street, Chicago, Illinois

**Current Zoning:** R-4 Single Family Residence District Intended use: Applicant seeks a Special Use for a Planned Unit Development to build a single family home with attached garage on a parcel designated as an environmentally sensitive area and a companion variation to reduce the front yard setback from the minimum required 40 feet to 25 feet in Section 35 of Palos Township.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/18/2016

Zoning Board Recommendation date: 5/18/2016

County Board extension granted: N/A

**VARIATIONS**

**16-3149**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variance V 16-11

**Township:** Orland

**County District:** 17

**Property Address:** 11612 Pineview Drive, Orland Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.26 acres located on the north side of Pineview Drive approximately 224 feet east of Brookview Lane in Section 27.

**Owner:** Richard & Deborah Magno, 11612 Pineview Drive, Orland Park, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-6 (PUD) Single Family Residence District

**Intended use:** Applicant seeks a variance to reduce the right interior setback from the minimum required 10 feet to ~~4.6 feet~~ 7feet. The variance is sought in order to ~~bring the existing lot conditions (shed) into compliance and/or~~ construct an attached garage.

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

**Conditions:** None

**Objectors:** Vincent Ackley, neighbor, 11612 Pineview Drive, Orland Park, Illinois

**History:**

Zoning Board Hearing: 5/4/2016

Zoning Board Recommendation date: 5/4/2016

County Board extension granted: N/A

**16-3150**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-12

**Township:** Lyons

**County District:** 17

**Property Address:** 1712 W. 55th Street, LaGrange, Illinois

**Property Description:** The Subject Property consists of approximately 0.37 acres located on the north side of 55th Street approximately 107 feet of Laurel Avenue in Section 8.

**Owner:** Jadwiga Marcisz & Dariusz Kasza, 6103 Willow Springs Road, LaGrange, Illinois

**Agent/Attorney:** Kalata Bartlomiej, 915 W. 58th Street, LaGrange, Illinois

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

**Intended use:** Applicant seeks a variance to reduce the lot area from the minimum required 20,000 square feet to an existing 16,200 square feet for the construction of a new single family residence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/4/2016

Zoning Board Recommendation date: 5/4/2016

County Board extension granted: N/A

**16-3387**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-13

**Township:** Stickney

**County District:** 11

**Property Address:** 7038 W. 74th Street, Chicago, Illinois

**Property Description:** The Subject Property consists of approximately 0.15 acre located on the north side of 74th Street and approximately 151.63 feet east of Nottingham Avenue in Section 30.

**Owner:** Halina Staszal, 7716 Newland Avenue, Burbank, 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 (1) reduce the left interior side yard setback from the minimum required 10 feet to an existing 0 feet and (2) reduce the front yard setback from the minimum required 27 feet (20% of lot depth) to a proposed 24.5 feet. This variance is sought in order to construct a covered porch located within the required front yard setback.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/18/2016

Zoning Board Recommendation date: 5/18/2016

**County Board extension granted:** N/A

**16-3389**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-14

**Township:** Leyden

**County District:** 16

**Property Address:** 2231 Calwagner, Melrose Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.26 acre located on the east side of Calwagner and approximately 87.5 feet south of Belden Avenue in Section 33.

**Owner:** Nancy Soberanis, 1433 Kenilworth Avenue, Berwyn, Illinois

**Agent/Attorney:** Jose Soberanis, 1433 Kenilworth Avenue, Berwyn, Illinois

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

**Intended use:** Applicant seeks a variance to (1) reduce the right interior side yard setback from the minimum required 10 feet to an existing 3.47 feet and (2) reduce the distance between principal and accessory structures from the minimum required 10 feet to an existing 6 feet. This variance is sought in order to bring existing conditions into compliance to allow for a second story addition.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/18/2016

Zoning Board Recommendation date: 5/18/2016

County Board extension granted: N/A

**16-3390**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-15

**Township:** Stickney

**County District:** 11

**Property Address:** 7013 West 72nd Place, Chicago, Illinois

**Property Description:** The Subject Property consists of approximately 0.15 acre located on the south side of 72nd Place and approximately 152.24 feet west of Sayre Avenue in Section 30.

**Owner:** SLigo 5 Inc. C/O Martin Vincent Igoe, 12211 Baker Road, Manhattan, Illinois

**Agent/Attorney:** None

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

**Intended use:** Applicant seeks a variance to (1) reduce the right interior side yard setback from the minimum required 10 feet to a proposed 5 feet and (2) reduce the left interior side yard setback from the minimum required 10 feet to a proposed 5 feet. This variance is sought in order to allow for the construction of a single family residential dwelling.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/18/2016  
Zoning Board Recommendation date: 5/18/2016  
County Board extension granted: N/A

**16-2517**

**Sponsored by:** TONI PRECKWINKLE, County Commissioner

**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, Stream bank 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

**Legislative History:** 5/11/16 Zoning and Building recommended for deferral Committee

  
Secretary

Chairman: Silvestri  
 Vice-Chairman: Murphy  
 Members: Committee of the Whole