



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

Wednesday, June 8, 2016

10:00 AM

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

ATTENDANCE

Present: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (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

16-3659

COMMITTEE MINUTES

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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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

Item 16-2053 was withdrawn and a motion was made by Commissioner Morrison, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be received and filed.

The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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~~ 7 feet. 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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

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 ZONING3-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

A motion was made by Commissioner Tobolski, seconded by Commissioner Steele, that this Ordinance Amendment be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

ADJOURNMENT

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

Ayes: Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, Garcia, Moore, Morrison, Schneider, Sims, Steele, Suffredin, and Tobolski (14)

Absent: Vice Chairman Murphy, Commissioners Fritchey, and Goslin (3)

Respectfully submitted,



Chairman



Secretary

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