



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

Wednesday, September 21, 2022

9:30 AM

Virtual Meeting

ATTENDANCE

Present: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Miller, Moore, Morrison, Morrison and Suffredin (15)

Absent: Lowry and Sims (2) Excused

PUBLIC TESTIMONY

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

1. Thomas Irwin - Homeowner

[22-5309](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 04/06/2022

A motion was made by Vice Chairman Britton, seconded by Commissioner Suffredin, to approve 22-5309. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Miller, Moore, Morrison, Morrison and Suffredin (15)

Absent: Lowry and Sims (2)

[22-4778](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use and Variance SU2201 & V 2215

Township: Stickney

County District: 16

Property Address: 4751 South Central Avenue, Chicago, Illinois

Property Description: The Subject Property is an approximately 24,000 square foot parcel located on South Central Avenue between 47th and 48th Streets.

Owner: J & R Estate, LLC - Jay Series, 6120 S. Elm Street, Burr Ridge, Illinois 60527

Agent/Attorney: Andrew Scott, Esq. Dykema, 10S. Wacker drive, Suite 2300, Chicago, IL 60606

Current Zoning: C-5 Commercial Transition District

Intended use: The applicant is requesting a Special Use for a Unique Use to construct a new coffee shop with a drive thru lane. The applicant is also requesting a companion Variance to; (1) reduce the number of required parking spaces from 115 to 22, and (2) reduce the front yard setback from the minimum required 30 feet to 13.75 feet if granted under the companion SU/UU (SU-22-01).

Recommendation: ZBA Recommendation that the applications be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 06/01/2022

Zoning Board Recommendation date: 08/03/2022

County Board extension granted: N/A

A motion was made by Vice Chairman Britton, seconded by Commissioner Daley, to recommend to concur with the recommendation of the ZBA to approve application with conditions 22-4778. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Miller, Moore, Morrison, Morrison and Suffredin (15)

Absent: Lowry and Sims (2)

[22-5297](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variance SU 2202 & V 2221

Township: Stickney

County District: 16

Property Address: 5009 S. Central Avenue, Chicago, 60638

Property Description: . This site is a parcel of vacant land located at the SWC of Central Avenue and 50th Street, is .378 acres.

Owner: Lenny's Gas N Wash 50th & Central LLC., 8200 185th street, Unit k, Tinley Park, IL 60487

Agent/Attorney: Lyman C. Tieman Esq., 12417 Tahoe Lane, Mokena, IL 60448

Current Zoning: C-4 General Commercial District

Intended use: The applicant is requesting a Special Use for a Unique Use to operate a commercial fueling station for local truck traffic. The companion Variance request seeks to reduce the corner side yard setback from the minimum required 30 feet to 13 feet, 4 inches to construct a commercial fueling station if granted under the companion Special Use (SU-22-02).

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/6/2022

Zoning Board Recommendation date: 9/7/2022

County Board extension granted: N/A

A motion was made by Vice Chairman Britton, seconded by Commissioner Daley, to recommend to concur with the recommendation of the ZBA to approve application 22-5297. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Miller, Moore, Morrison, Morrison and Suffredin (15)

Absent: Lowry and Sims (2)

[22-5299](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 2206

Township: Lyons

County District: 17

Property Address: 11500 91st Street, Burr Ridge, IL. 60427

Property Description: The Subject Property is .90 acre located approximately 3,000 feet east of south County Line Road in Section 06.

Owner: Andrez and Maria Lowisz, 11500 91st Street, Burr Ridge, IL. 60427

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard Avenue, Burbank, Il 60459

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks to increase the height of the detached garage from the maximum allowed 15 feet to a proposed 21.3 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/2/2022, 5/4/2022,6/1/2022 and 9/7/2022

Zoning Board Recommendation date: 9/7/2022

County Board extension granted: N/A

A motion was made by Vice Chairman Britton, seconded by Commissioner Daley, to recommend to concur with the recommendation of the ZBA to approve application 22-5299. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Miller, Moore, Morrison, Morrison and Suffredin (15)

Absent: Lowry and Sims (2)

[22-5300](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 2214

Township: Schaumburg

County District: 15

Property Address: 424 Pleasant Drive, Schaumburg, IL. 60193

Property Description: The Subject Property is .46 acre located in Section 32.

Owner: Josiah & Alberto Vasquez, 424 Pleasant Drive, Schaumburg, IL. 60193

Agent/Attorney: Mark Johnson Esq., Cole Sadkin, LLC., 1652 West Belmont, Chicago, IL 60657

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 an existing 9.8 feet, (2) reduce rear yard setback from the minimum required 50 feet to an existing 27.7 feet, in order to bring the property in compliance while renovating and remodeling the existing single-family residence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: 1) That a proposed 6-inch drainage pipe be added.
2) Add the grading according to the Plan submitted.

Objectors: Tom Irwin, 426 Pleasant Drive, Schaumburg, IL 60193

History:

Zoning Board Hearing: 5/4/2022, 6/1/2022, 7/6/2022 and 9/7/2022

Zoning Board Recommendation date: 9/7/2022

County Board extension granted: N/A

A motion was made by Vice Chairman Britton, seconded by Commissioner Daley, to recommend to concur with the recommendation of the ZBA to approve application 22-5300. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Miller, Moore, Morrison and Morrison (14)

Nayes: Suffredin (1)

Absent: Lowry and Sims (2)

ADJOURNMENT

A motion was made by Vice Chairman Britton, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:

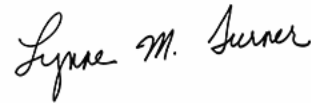
Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Miller, Moore, Morrison, Morrison and Suffredin (15)

Absent: Lowry and Sims (2)

Respectfully submitted,



Chairman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.