



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

10:00 AM

Wednesday, January 18, 2017

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

ATTENDANCE

Present: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

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

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

17-1093

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/14/2016

A motion was made by Vice Chairman Sims, seconded by Commissioner Moody, to approve 17-1093. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

VARIATION RECOMMENDATIONS

17-0784

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-31

Township: Stickney

County District: #16

Property Address: 4956 South Lorel Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.09 acre located on the west side of Lorel Avenue and approximately 59 feet north of 50th Street.

Owner: Joseph & Marianna Pytel, 5012 S. Long, Central Stickney, Illinois

Agent/Attorney: Maria Faber, 5012 S. Long, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback from the minimum required 25 feet (20% of lot depth) to a proposed 18 feet, (2) reduce the left interior yard setback from the minimum required 10 feet to a proposed 3 feet, (3) reduce the right interior yard setback from the minimum required 10 feet to a proposed 3 feet and (4) increase the Floor Area Ratio (FAR) from the maximum allowed 0.40 to 0.51. The variance is sought in order to construct a single family residential dwelling with detached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/16/2016 & 12/7/2016

Zoning Board Recommendation date: 12/7//2016

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to recommend for approval 17-0784. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)
Absent: Schneider and Steele (2)

17-0785

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-48

Township: Stickney

County District: 16

Property Address: 4757 South Linder Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.14 acre located on the northeast corner of 48th Street and South Linder Avenue.

Owner: Alicia Leon, 4757 South Linder Avenue, Chicago, Illinois

Agent/Attorney: N/A

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence located in both the front and corner yards from the maximum allowed 3 feet to an existing 6 feet with the condition that the fence be setback 14.69 feet from the right corner yard lot line.

Recommendation: ZBA Recommendation is to grant with a condition.

Conditions: Conditions is that the fence be setback 14.69 feet from the right corner yard lot line.

Objectors: None

History:

Zoning Board Hearing: 11/16/2016 & 12/7/2016

Zoning Board Recommendation date: 12/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to recommend for approval as amended 17-0785. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

17-0786

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-49

Township: Worth

County District: #6

Property Address: 12830 South Mason Avenue, Palos Heights, Illinois 60463

Property Description: The Subject Property consists of approximately 0.69 acre located between South Austin and South Mason Avenue and approximately 300 feet north of West 129th Street.

Owner: Kerry Webber, 12830 South Mason Avenue, Palos Heights, Illinois

Agent/Attorney: N/A

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence located in rear yard of a through lot from the maximum allowed 3 feet to a proposed 5 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/7/2016

Zoning Board Recommendation date: 12/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to recommend for approval 17-0786. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

17-0787

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-50

Township: Palatine

County District: 14

Property Address: 128 South Deerpath Road, Barrington, Illinois 60010.

Property Description: The Subject Property consists of approximately 0.46 acre located on the southwest corner of Deerpath Road and Foxwood Lane.

Owner: Elzbieta Makula, 128 South Deerpath Road, Barrington, Illinois

Agent/Attorney: N/A

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) increase the height of a fence located in corner yard from the maximum allowed 3 feet to a proposed ~~6~~5 feet and (2) to reduce the corner side yard setback from the minimum required 25 feet to an existing 21.25 feet. The request is sought in order to bring existing conditions into compliance and to construct a fence.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/7/2016

Zoning Board Recommendation date: 12/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to recommend

for approval as amended 17-0787. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

17-0788

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-51

Township: Stickney

County District: 16

Property Address: 4858 South Long Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.13 acre located on the northwest corner of 49th Street and Long Avenue.

Owner: Gaytan Properties Series LLC. (C/O Javier Gaytan), 7703 W 43rd Street, Lyons, Illinois

Agent/Attorney: Rob Roe Esq. (Berg and Berg), 2100 W 35th Street, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 10,000 square feet to an existing 5,908 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 47 feet, (3) reduce the front yard setback from the minimum required 25.1 (20 percent of lot depth) to an existing ~~20~~ 24.3 feet, (4) reduce the corner side yard setback from the minimum required 15 feet to an existing 6 feet, (5) reduce the interior side yard setback from the minimum required 10 feet to an existing 4.6 feet, (6) reduce the rear yard setback from the minimum required 40 feet to an existing 26.7 feet and (7) increase the floor area ratio (FAR) from the maximum allowed 0.40 to a proposed 0.49. The variance is sought in order to bring exiting lot conditions into compliance and to allow for the constructions of a single family residential dwelling.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/7/2016

Zoning Board Recommendation date: 12/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to recommend for approval as amended 17-0788. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

17-0914

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-52

Township: Lemont

County District: 17

Property Address: 14220 Hillcrest Road, Lemont, Illinois 60439

Property Description: The Subject Property consists of approximately 1.43 acre located on the north

side of Hillcrest Road and approximately 877.10 east of Walker Road in Section 22.

Owner: Marek Ziuzianski , 14220 Hillcrest Road Lemont, Illinois 60439

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

Current Zoning: R-3 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 14.6 feet and (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet. Variance is sought in order to construct a residential addition to a single family dwelling on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/21/2016

Zoning Board Recommendation date: 12/21/2016

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to recommend for approval 17-0914. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

17-0915

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-53

Township: Stickney

County District: 11

Property Address: 7110 West 72nd Street, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.15 acre located on the north side of 72nd Street and approximately 131.83 west of Nottingham Avenue in Section 30.

Owner: Bertha A. Perez, 7110 West 72nd Street, Chicago, Illinois 60638

Agent/Attorney: N/A

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 3 feet to an existing 1.2 feet and (2) reduce the rear yard setback from the minimum required 5 feet to an existing 2.7 feet. Variance is sought in order to bring an existing detached garage into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/21/2016

Zoning Board Recommendation date: 12/21/2016

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to recommend for approval 17-0915. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

SPECIAL USE RECOMMENDATIONS

17-0933

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 15-05

Township: Palatine

County District: 14

Property Address: 1521 N. Rand Road, Palatine, Illinois

Property Description: The Subject Property consists of .78 acres located on the north side of Rand Road approximately 650 feet northwest along Rand Road of Interstate 290.

Owner: Swaminarayan Satsang Mandal of Chicago, 5805 N. Corona Drive, Palatine, Illinois.

Agent/Attorney: Nicholas Ftikas, Law Offices of Samuel V. P. Banks, 221 N. LaSalle, 28th Floor, Chicago, Illinois.

Current Zoning: C-4 General Commercial District

Intended use: The applicant seeks a Special Use for Unique Use for a construction of a temple of Hindu religion and living quarters for a priest.

Recommendation: ZBA Recommendation is to grant a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/21/2016

Zoning Board Recommendation date: 12/21/2016

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Vice Chairman Sims, to recommend for approval 17-0933. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

ADJOURNMENT

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

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Suffredin and Tobolski (15)

Absent: Schneider and Steele (2)

Respectfully submitted,



Chairman



Secretary

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