



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, February 28, 2024

9:30 AM

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

Issued on: 2-21-2024

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 registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will 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 not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room C, Chicago, IL. 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. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[24-1664](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/24/2024

[24-1457](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-2342

Township: Stickney

County District: 16

Property Address: 4957 S. Latrobe Avenue, Chicago/Stickney, IL. 60638

Property Description: The Subject Property is .17 acres, in Section 9.

Owner: Gregory Anastacio, 4957 S. Latrobe Avenue, Chicago/Stickney, IL. 60638

Agent/Attorney: Mario A. Capilla, 5832 S Meade Ave., Chicago, IL 60638

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the fence height in the front yard from the maximum allowed 3 feet to 5 feet for an after-the-fact fence.

Recommendation: ZBA Recommendation is that the application is granted with four (4) conditions.

Conditions:

- 1) The height of the fence will be restricted to 4 feet in height and will be either wrought iron, aluminum, or other comparable materials. The fence shall extend from the Northwest corner of the property to the Southwest corner of the property along the West Elevation (front of house). The fence shall extend along the South elevation (side yard) from the Southwest corner of the property to align with the gate post of the adjacent neighbor, approximately a 25' - 30' setback from the West property line.
- 2) The fence will not be used for privacy purposes but will be of an aesthetic with a minimum of a least 50% visibility (or greater) between the distance of pickets/slats and adjacent open space.
- 3) The fence will have interior latches that will allow first responders the ability to open the gate in the event of an emergency.

The fence will have the address numbers installed onto it so that first responders can immediately identify the property address.

Objectors: Donad Campbell, 4949 S Latrobe Ave, Chicago, IL. 60638

History:

Zoning Board Hearing: 02/07/2024

Zoning Board Recommendation date: 02/07/2024

County Board extension granted: N/A

[24-1458](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variance V-2402

Township: Stickney

County District: 16

Property Address: 4836 S. Long Avenue, Chicago/Stickney, IL. 60638

Property Description: The Subject Property is 0.07 acres, located approximately 1,200 feet east of Central Avenue, approximately 2,800 feet north of Archer Avenue, approximately 1,000 feet south of 47th Street in Section.

Owner: Top Heating and Cooling, Inc. - Tomasz Plewa, 8003 S. 86th Avenue, Justice, IL 60458

Agent/Attorney: Anna Lukaszczyk, 8642 Menard Avenue, Burbank, IL 60459

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 3,142 square feet, 2) reduce lot width from 60 feet to an existing 25 feet, 3) reduce front yard setback from 30 feet to 12.2 feet, 4) reduce left interior side yard setback from 10 feet to 3 feet for the principal structure and 5 feet to 2 feet for accessory structure, 5) reduce right interior side yard setback from 10 feet to 3 feet for the principal structure and from 5 feet to 3 feet for the accessory structure, 6) reduce the rear yard setback from the minimum required 5 feet to 3 feet, 7) increase the Floor Area Ratio from maximum allowed 0.40 to ~~0.88~~ 0.71 in order to construct a new single-family residence with detached garage.

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

Conditions: None

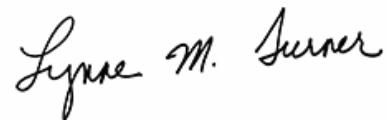
Objectors: Geneva Alicea, 4844 S. Long Avenue, Chicago, IL. 60638

History:

Zoning Board Hearing: 02/07/2024

Zoning Board Recommendation date: 02/07/2024

County Board extension granted: N/A



Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole