



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

9:30 AM

Wednesday, February 28, 2024

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

ATTENDANCE

Present: Aguilar, S. Morrison, Anaya, Britton, Degnen, Gainer, Gordon, Lowry, Miller, Morita,
K. Morrison, Quezada, Stamps and Trevor (14)
Absent: Daley, Deer and Moore (3) excused

A motion was made by Commissioner Lowry, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Degnen, Gainer, Gordon, Lowry, Miller, Morita,
K. Morrison, Quezada, Stamps and Trevor (14)
Absent: Daley, Deer and Moore (3)

PUBLIC TESTIMONY

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

No public speakers.

24-1664

COMMITTEE MINUTES

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Stamps, to approve 24-1664. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Degnen, Gainer, Gordon, Lowry, Miller, Morita,
K. Morrison, Quezada, Stamps and Trevor (14)
Absent: Daley, Deer and Moore (3)

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

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to recommend for approval 24-1457. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, Quezada, Stamps and Trevor (14)

Absent: Daley, Deer and Moore (3)

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to recommend for approval 24-1458. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Britton, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, Quezada, Stamps and Trevor (13)

Absent: Anaya, Daley, Deer, and Moore (4)

ADJOURNMENT

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

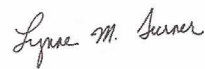
Ayes: Aguilar, S. Morrison, Anaya, Britton, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, Quezada, Stamps and Trevor (14)

Absent: Daley, Deer, and Moore (3)

Respectfully submitted,



Chairman



Secretary

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