



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

Wednesday, December 14, 2016

10:00 AM

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

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 submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall 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 be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. 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.

17-0606

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/16/2016

VARIATIONS

17-0056

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-45

Township: Leyden

County District: 16

Property Address: 2300-2318 North Mannheim Road, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 1 acre located on the west side of Mannheim Road and approximately 64.35 ft. south of Medill Avenue.

Owner: Syed Mateen, 8600 Crawford Avenue, Skokie, Illinois

Agent/Attorney: None

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a variance to increase the height of a fence located in the front and corner yards 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: 11/2/2016
Zoning Board Recommendation date: 11/2/2016
County Board extension granted: N/A

16-6506

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals
RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-46

Township: Norwood Park

County District: 9

Property Address: 8212 West Summerdale Avenue, Chicago, Illinois 60656

Property Description: The Subject Property consists of approximately 0.20 acre located on the north side of Summerdale Avenue and approximately 120 feet west of Courtland Avenue.

Owner: Ted Hortis 7063 W. Belmont Avenue, Chicago, Illinois 60643

Agent/Attorney: None

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 8,640 square feet, (2) reduce the right interior side yard setback from the minimum required 10 feet to an existing 5 feet and (3) reduce the left interior side yard setback from the minimum required 10 feet to an existing 5 feet. Variance is sought in order to bring existing conditions into compliance and for the construction of a single family residential dwelling with attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/2/2016

Zoning Board Recommendation date: 11/2/2016

County Board extension granted: N/A

17-0027

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-46

Township: Lemont

County District: 17

Property Address: 11945 Pine Avenue, Lemont, Illinois

Property Description: The Subject Property consists of approximately 0.51 acre located on the east side of Pine Avenue and approximately 710.12 feet north of Apple Avenue.

Owner: Adam Gmiterek, 6317 W. 99th Street, Oak Lawn, Illinois

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

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce lot area from the minimum required 40,000 square feet to an existing 25,188 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 90 feet. Variance is sought in order to bring existing lot conditions into compliance and construction of a single family residential dwelling.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/2/2016

Zoning Board Recommendation date: 11/2/2016

County Board extension granted: N/A

17-0057

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-47

Township: Lyons

County District: 17

Property Address: 5939 Sunset Avenue, LaGrange, Illinois

Property Description: The Subject Property consists of approximately 0.46 acre located on the southeast corner of 59th Street and Sunset Avenue.

Owner: Richard & Maria Villarreal 5939 Sunset Avenue, LaGrange, Illinois

Agent/Attorney: Wendy Villarreal 5939 Sunset Avenue, LaGrange, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the right corner side yard setback from the minimum required 25 feet to a proposed 9.5 feet and (2) reduce the left interior side yard setback from the minimum required 15 feet to an existing 10.2 feet. Variance is sought in order to bring existing conditions into compliance and for the construction of an enclosed porch addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/16/2016

Zoning Board Recommendation date: 11/16/2016

County Board extension granted: N/A

MAP AMENDMENT AND SPECIAL USE

16-2730

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-02 & Special Use SU 16-04

Township: Leyden

County District: 16

Property Address: 2506, 2514, and 2516 North Mannheim Road, Franklin Park, Illinois 60131

Property Description: The Subject Property consists of approximately 2 acres generally located on the southwest corner of Nevada Street and North Mannheim Road.

Owner: Nevada Property LLC., 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Agent/Attorney: Perry Vietti, Interfaith Housing Development Corporation, 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Current Zoning: C-4 General Commercial District

Intended use: Map Amendment to rezone the Subject Property from its current zoning designation of the C-4 General Commercial District to a proposed zoning designation of the R-8 General Residence District and if granted under the companion Special Use request 16-04 for a Planned Unit Development to allow for the operation of a five story, 68-unit rental apartment building.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: Mr. Joseph Thomas, Leyden Township Supervisor, Mr. Ron Carleson, Mannheim School District 83, Mr. Randy Olinski, 1314 Emerson, Melrose Park, Illinois, Fire Department Trustee, Mr. Sanfilipo, 820 Roberta, Melrose Park, Illinois, neighbor, Mr. Vincent Fiarito, 2316 Wagner, Melrose Park, Illinois, Leyden Township Highway Commissioner, Mr. John Clinger, 12500 Altgeld, Melrose Park, Illinois.

History:

Zoning Board Hearing: 10/5/2016

Zoning Board Recommendation date: 11/16/2016

County Board extension granted: N/A

Legislative History: 5/11/16 - Zoning and Building Committee - recommend for deferral

Legislative History: 8/3/16 - Zoning and Building Committee - refer to Zoning Board of Appeals

Legislative History: 8/3/16 - Board of Commissioners - refer to Zoning Board of Appeals



Matthew B. DeLeon
Secretary

Chairman: Silvestri
Members: Committee of the Whole