



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

**Wednesday, December 14, 2016**

**10:00 AM**

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

**ATTENDANCE**

**Present:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**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

**17-0606**

**COMMITTEE MINUTES**

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

**A motion was made by Commissioner Moody, seconded by Commissioner Sims, to approve 17-0606. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**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

**A motion was made by Commissioner Tobolski, seconded by Commissioner Boykin, to recommend for deferral 17-0056. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**A motion was made by Commissioner Tobolski, seconded by Commissioner Boykin, to reconsider 17-0056. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**A motion was made by Commissioner Tobolski, seconded by Commissioner Boykin, to recommend for approval 17-0056. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**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

**A motion was made by Commissioner Sims, seconded by Commissioner Moody, to recommend for approval 16-6506. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**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

**A motion was made by Commissioner Goslin, seconded by Commissioner Suffredin, to recommend for approval 17-0027. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**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

**A motion was made by Commissioner Goslin, seconded by Commissioner Sims, to recommend for approval 17-0057. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**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

**A motion was made by Commissioner Tobolski, seconded by Commissioner Boykin, to recommend for deferral 16-2730. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

**ADJOURNMENT**

**A motion was made by Commissioner Moody, seconded by Commissioner Sims, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Schneider, Sims, Suffredin and Tobolski (14)

**Absent:** Commissioners Fritchey, Morrison and Steele (3)

Respectfully submitted,

  
Chairman

  
Secretary

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