



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, April 17, 2024

9:30 AM

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

Issued on: 4/11/2024

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.

[24-2678](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/28/2024

[24-2565](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-2412

Township: Rich

County District: 5

Property Address: 3544 W. 192nd Street, Homewood, IL. 60430

Property Description: The Subject Property is less than 1 acre, in Section 11.

Owner: Robert Mabry, 5918 Corey Lane - 1AR, Oak Forest, IL. 60452

Agent/Attorney: Mario Wilson, 20700 S. Crawford Avenue, Matteson, IL 60443

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to reduce lot width from minimum required 150 feet to an existing 100 feet to construct a new single-family residence.

Recommendation: ZBA Recommendation that the above application be granted.

Conditions: None

Objectors: Carrie Hughes, 3522 W 192nd Street, Homewood, IL 60430

History:

Zoning Board Hearing: 4/3/2024

Zoning Board Recommendation date: 4/3/2024

County Board extension granted: N/A

[24-2567](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variance V 2415

Township: Lemont

County District: 17

Property Address: 1296 119th Street, Lemont, IL. 60439

Property Description: The Subject Property is 0.52 acres, located approximately 2500 feet north of McCarthy Road, and approximately 3,100 feet south of Main Avenue, in Section 21.

Owner: Jacek Sek, 1296 119th Street, Lemont, IL 60439

Agent/Attorney: Agent Anna Lukaszcyk, 8642 Menard Ave. Burbank, IL 60459,

Current Zoning: R-4 Single Family Residence District

Intended use: : Applicant seeks a variance to; 1) increase the height of an accessory structure from the maximum allowed 15 feet to a proposed 18.8 feet, and 2) reduce the side yard setback from the minimum required 25 feet to a proposed 19.8 feet. The variance is required to construct a second story addition, porch, and shed onto an existing single-family residence.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: Joe Pieggi, Esq., representing Susan Black, neighbor, 1269 118th Street, Lemont, IL 60439

History:

Zoning Board Hearing: 4/3/2024

Zoning Board Recommendation date: 4/3/2024

County Board extension granted: N/A

[24-2043](#)

Sponsored by: KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED RESOLUTION

A RESOLUTION CONSENTING TO THE CREATION OF MOUNT PROSPECT SPECIAL SERVICE AREA, AND THE INCLUSION OF A PROPERTY LOCATED WITHIN UNINCORPORATED COOK COUNTY IN MOUNT PROSPECT SPECIAL SERVICE AREA (MOUNT PROSPECT ELK GROVE TOWNSHIP FIRE AND EMERGENCY MEDICAL ASSISTANCE)

WHEREAS, properties located within the former Elk Grove Rural Fire Protection District (hereinafter referred to as the "EGRFPD") no longer receive fire protection and emergency medical services from the EGRFPD; said properties being legally described on Exhibit A, and depicted on Exhibit B, both Exhibits being submitted herewith and made part hereof (hereinafter referred to as the "SSA Properties"); and

WHEREAS, it is in the best interests of the SSA Properties to have access to fire protection and emergency medical services; and

WHEREAS, the Village of Mount Prospect (hereinafter referred to as the "Village") has agreed to provide fire protection and emergency medical services to the SSA Properties, provided said services are pursuant to the Mount Prospect Elk Grove Township Fire And Emergency Medical Assistance Special Service Area to pay for the cost thereof (hereinafter referred to as the "SSA"); and

WHEREAS, a portion of the SSA Properties are located in unincorporated Cook County (hereinafter referred to as the "County"), said properties included in the legal descriptions of Exhibit A, and depicted on Exhibit B (hereinafter referred to as the "Unincorporated parcels"), with the remainder of the SSA Properties being located in the Village and, as such, pursuant to 35 ILCS 200/27-5, the County must consent to the inclusion of the Unincorporated Parcels in the SSA and the creation of the SSA by the Village; and

WHEREAS, the Village has requested that the County consent to the inclusion of the Unincorporated Parcels in the SSA, so that the owners of the Unincorporated Parcels can have access to fire protection and emergency medical services; and

WHEREAS, the owners of the Unincorporated Parcels are aware of the request being made of the County, and are in favor of the County granting said consent so that the owner of the Unincorporated Parcels can have access to fire protection and emergency medical services; and

WHEREAS, it is necessary for the public health, safety and welfare that the SSA be formed so that fire protection and emergency medical services can be provided to the SSA Properties, including the Unincorporated Parcels; and

WHEREAS, the County concurs in the desire of the Village to provide fire protection and emergency medical services to the SSA Properties, including the Unincorporated Parcels; and

WHEREAS, it is necessary to memorialize the County's approval of the inclusion of the Unincorporated Parcels in the SSA, and the County's consent to the creation of the SSA;

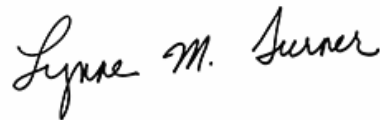
NOW, THEREFORE, BE IT RESOLVED by the Cook County Board of Commissioners, Cook County, Illinois, as follows:

SECTION 1: That the County, pursuant to 35 ILCS 200/27-5, hereby gives its consent to the creation of the Mount Prospect Elk Grove Township Fire and Emergency Medical Assistance Special Service Area and to the Village's inclusion of the Unincorporated Parcels in the SSA; and

SECTION 2: That the County Clerk is hereby directed to forward three (3) certified copies of this Resolution to Karen Agoranos, Village Clerk, Village of Mount Prospect, 50 S. Emerson Street, Mount Prospect, Illinois 60056; and

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Legislative History : 3/14/24 - Board of Commissioners - refer to the Zoning and Building Committee



Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole