



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

9:30 AM

Wednesday, April 17, 2024

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

ATTENDANCE

Present: Aguilar, S. Morrison, Anaya, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (17)

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Quezada, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1)

PUBLIC TESTIMONY

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

No public speakers

24-2678

COMMITTEE MINUTES

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Trevor, to approve 24-2678. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (17)

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Trevor, to recommend for approval 24-2565. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1)

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Lowry, to recommend for approval 24-2567. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1)

24-2043

Sponsored by: KEVIN B. MORRISON and MAGGIE TREVOR, 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.

A motion was made by Commissioner K. Morrison, seconded by Vice Chairman S. Morrison, to recommend for approval 24-2043. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (15)

Absent: Deer and Gainer (2)

ADJOURNMENT

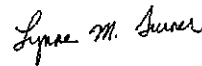
A motion was made by Commissioner Britton, seconded by Commissioner Anaya, to adjourn the meeting. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (17)

Respectfully submitted,



Chairman



Secretary

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