



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

**Wednesday, October 26, 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.

**16-6062**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/5/2016

**VARIATIONS**

**16-5722**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-34

**Township:** Elk Grove

**County District:** 15

**Property Address:** 751 North Roppolo Drive, Elk Grove Village, Illinois

**Property Description:** The Subject Property consists of approximately 0.50 acre located on southeast corner of Lee Lane and Roppolo Drive in Section 26.

**Owner:** Joaquin De La Torre, 751 North Roppolo Drive, Elk Grove Village, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to an existing 6 feet. The variance is sought in order to bring existing conditions into compliance.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

**16-5723**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-35

**Township:** Northfield

**County District:** 14

**Property Address:** 230 Cottonwood Road, Northbrook, Illinois

**Property Description:** The Subject Property consists of approximately 0.50 acre located southeast corner of Cottonwood Road and Walnut Circle in Section 03.

**Owner:** Ritu and Rajat Bhatnagar, 230 Cottonwood Road, Northbrook, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance in to increase the height of posts located in the front yard from the maximum allowed 3 feet to a proposed 4.9 feet. Variance is sought in order to construct a mailbox posts with lantern.

**Recommendation:** ZBA Recommendation is that the application be granted as amended.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

**16-5727**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-36

**Township:** Lyons

**County District:** 17

**Property Address:** 1061 West 63rd Street, LaGrange, Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acre located on south side of 63rd Street and approximately 404 feet east of Edgewood Avenue in Section 20.

**Owner:** John E. Goodemote, 1061 West 63rd Street, LaGrange, Illinois

**Agent/Attorney:** Stephen E. Flint, 314 S. Westmore, Lombard, Illinois

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the front yard setback from the minimum required 40 feet to a proposed 31.3 feet, (2) reduce the left interior side yard setback from the minimum 15 feet to a proposed 7.4 feet and (3) reduce the right interior side yard setback from the minimum required 15 feet to an existing 7.5 feet. Variance is sought in order to bring existing conditions into compliance and allow for the construction of a covered porch.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

**16-5732**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-37

**Township:** Orland

**County District:** 17

**Property Address:** 15603 116th Avenue, Orland Park, Illinois 60467.

**Property Description:** The Subject Property consists of approximately 0.30 acre located on southeast corner of 156th Street and 116th Avenue in Section 18.

**Owner:** Nicholas and Antigone Giaouris, 15603 116th Avenue, Orland Park, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to reduce the rear yard setback from the minimum required 50 feet to a proposed 35 feet. Variance is sought in order to allow for the construction of an elevated deck.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

**16-5733**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-38

**Township:** Palatine

**County District:** 14

**Property Address:** 2136 Thorntree Lane, Palatine, Illinois

**Property Description:** The Subject Property consists of approximately 0.58 acre located on the west side of Thorntree Lane and approximately 200 feet north of Briarwood Lane in section 35.

**Owner:** Michelle & Patrick Fonsino, 2136 Thorntree Lane, Palatine, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** The Variation as requested seeks to (1) reduce the front yard setback from the minimum required 40 feet to a proposed 31.6 feet and (2) reduce the right interior side yard setback from 15 feet to an existing 10 feet. The variance is sought in order to construct a residential addition.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 10/5/2016

Zoning Board Recommendation date: 10/5/2016

County Board extension granted: N/A

**ITEMS TO BE RECEIVED AND FILED**

**16-5734**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-29

**Township:** Maine

**County District:** 9

**Property Address:** 9030 North Knight Avenue, Des Plaines, Illinois

**Property Description:** The Subject Property consists of approximately 0.20 acre located on the east side of North Knight Avenue and approximately 281 feet north of Ballard Road.

**Owner:** Edwin C. Esguerra, 9030 N. Knight Avenue, Des Plaines, Illinois

**Agent/Attorney:** Czar Renovations Inc., 7357 W. Addison Street, Chicago, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** The Variation as requested seeks to reduce the right interior side yard setback from the minimum required 3 feet to an existing 0 feet. The variance is sought in order to bring an existing shed into compliance.

**Recommendation:** ZBA recommendation to withdraw the item.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/7/2016 and 10/5/2016

Zoning Board Recommendation date: 10/5/2016

County Board extension granted: N/A

**16-4861**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Map Amendment to rezone the subject property from R-5 Single Family Residence District to R-8 General Residence District (and companion SU 1605).

**Township:** Norwood Park

**County District:** 9

**Property Address:** 5602 N. Fairview, Chicago Illinois 60631

**Property Description:** Approximately 0.32 acre located on the northwest corner of Fairview Ave and Bryn Mawr Avenue

**Owner:** Anthony Venturini

**Agent/Attorney:** Nicholas Ftikas -Law Offices of Samuel V.P. Banks, 221 N. LaSalle St. 38th floor, Chicago, Illinois 60601

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** To construct six (6) unit townhome development with on-site parking for 12 cars.

**Recommendation:** ZBA recommendation to withdraw the item.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/7/2016 and 10/5/2016

Zoning Board Recommendation date: 10/5/2016

County Board extension granted: N/A



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Matthew B. DeLeon  
Secretary

Chairman: Silvestri  
Vice-Chairman: Murphy  
Members: Committee of the Whole