



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

Wednesday, October 8, 2014

10:00 AM

**Cook County Building, Board Room, Rm. 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

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. 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. 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.

MAP AMENDMENT/SPECIAL USE/VARIATION

14-2566

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Map Amendment MA-14-0002, Special Use for Planned Unit Development SU-14-0003 & Variance VA-14-0008

Township:
Northfield

County District:
14

Property Address:
1677 W. Mission Hills Road, Northbrook, Illinois 60062

Property Description:
Subject property is approximately 44 acres. It is located North of Techny Road and West of Western Ave.
PIN#s 04-18-200-037-0000.
Owner:

Chicago Title Land Trust Co. Trust Agreement 5/9/2013 T#8002361908, 10. S. LaSalle Street. Suite 2750
Chicago, Illinois 60601

Applicant:

RSD Mission Hills LLC-Red Seal Development Corp. 425 Huel Road, Building 18, Northbrook, Illinois 60062

Current Zoning:

P-2 Open Land District

Proposed Zoning:

R-6 General Residence District

Intended use:

Planned Unit Development of 137 residential units

Map Amendment MA-14-0002 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 07/21/14 hearing.

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.

Special Use for Planned Unit Development SU-14-0003 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 07/21/14 hearing.

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.)

Variance VA-14-0008 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 07/21/14 hearing.

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.

History:

Zoning Board Hearing: 07/09/14, 07/21/14 and 09/17/14

Zoning Board Recommendation date: 09/17/14

County Board extension granted: N/A

Legislative History: 5/21/14 Zoning and Building recommended to refer Committee.

VARIATIONS

14-5571

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-29

Township: Lyons

County District: 17

Property Address: 5647 Laurel Avenue, La Grange Highlands, Illinois

Property Description: The Subject Property consists of approximately 0.38 acre located on the Northeast corner at the intersection of Laurel Avenue and 57th Street

Owner: Cathy Baker, 5647 Laurel Avenue, La Grange Highlands, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to increase the height of the fence in the corner side yard from the maximum allowed 3 feet to 6 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/14
Zoning Board Recommendation date: 9/3/14
County Board extension granted: N/A

14-5572

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-31

Township: Lemont

County District: 17

Property Address: 12085 Center Dr., Lemont, Illinois

Property Description: The Subject Property consists of approximately 0.5969 acre located on the East side of Center Drive approximately 100 feet North of 121st Street

Owner: Linder Avenue Realty Group, LLC. , 10748 S. Linder Avenue, Oak Lawn, Illinois.

Agent/Attorney: Carl Courtright, 13609 S. Potawatomi Trail, Homer Glen, Illinois.

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to (1) reduce the lot area from minimum required 40,000 square feet to 26,000 square feet (existing); (2) reduce lot width from minimum required 150 feet to an existing 104 feet; and (3) reduce the left interior side yard setback from minimum required 15 feet to an existing 11.96 feet for interior remodeling of the existing single family home on well and septic.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/14
Zoning Board Recommendation date: 9/3/14
County Board extension granted: N/A

14-5574

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-32

Township: Palos

County District: 17

Property Address: 13061 S. Parkside Drive, Palos Park, Illinois.

Property Description: The Subject Property consists of approximately 0.27 acre located on the Northeast corner of Parkside Drive and 131st Street

Owner: Steman Family Revocable Trust

Agent/Attorney: David W. Stemen, 13061 S. Parkside Drive, Palos Park, Illinois.

Current Zoning: R-6 General Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-6 General Residence District to increase the height of fence in the corner side yard maximum allowed 3 feet to 6 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/2014

Zoning Board Recommendation date: 9/3/2014

County Board extension granted: N/A

14-5575

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-33

Township: Stickney

County District: 11

Property Address: 5040 S Lotus Avenue, Central Stickney, Illinois

Property Description: The Subject Property consists of approximately 0.14 acre located on the West side of Lotus Avenue approximately 147 feet North of West 51st Street

Owner: Jean H. Campbell, 5040 S Lotus Avenue, Central Stickney, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to reduce right interior side yard setback from minimum required 10 feet to 5 feet to replace a fire damage detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/2014

Zoning Board Recommendation date: 9/3/2014

County Board extension granted: N/A

14-5576

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-34

Township: Orland

County District: 17

Property Address: 16501 Paw Paw Avenue, Orland Park, Illinois.

Property Description: The Subject Property consists of approximately 0.21 acre located on the Southeast corner of Hancock Street and Paw Paw Avenue.

Owner: Brian Woods, 16501 Paw Paw Avenue, Orland Park, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to (1) reduce the lot area from minimum required 20,000 square feet to an existing 9,245 square feet; (2) reduce the lot width from minimum required 100 feet to an existing 73.9 feet; and (3) reduce the rear yard setback from minimum required 50 feet to 33 feet (existing); and increase the height of a proposed fence in the front yard from the maximum allowed 3 feet to 5 feet.

Recommendation: ZBA Recommendation the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/2014

Zoning Board Recommendation date: 9/3/2014

County Board extension granted: N/A

14-5578

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-35

Township: Stickney

County District: 11

Property Address: 4959 S Lockwood, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.09 acre located on the Northeast corner of Lockwood Avenue and 50th Street.

Owner: Felipe Montes De Oca, 4959 S Lockwood, Chicago, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of the fence in the front yard from the maximum allowed 3 feet to 6 feet in the R-5 Single Family Residence District.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/2014

Zoning Board Recommendation date: 9/3/2014

County Board extension granted: N/A

14-5581

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-36

Township: Bremen

County District: 6

Property Address: 13909 Linder Avenue, Midlothian, Illinois.

Property Description: The Subject Property consists of approximately 0.685 acre located on the East side of Linder Avenue approximately 199.94 feet South of 139th Street.

Owner: Joanne Tracy, 15349 Le Claire Avenue, Oak Forest, Illinois

Agent/Attorney: Scott Johansen, 15349 Le Claire Avenue, Oak Forest, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to: (1) reduce the lot area from minimum required 40,000 square feet to an existing 29,984 square feet; (2) reduce the lot width from minimum required 150 feet to an existing 99.9 feet; and (3) reduce right interior side yard setback from minimum required 15 feet to 4.99 (existing detached garage) in order to construct a new single family residence.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/2014

Zoning Board Recommendation date: 9/3/2014

County Board extension granted: N/A

14-5582

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-39

Township: Northfield

County District: 14

Property Address: 908 Greenfield Road, Glenview, Illinois

Property Description: The Subject Property consists of approximately 0.248 acre located on the east side of Greenwood Road, approximately 312 feet south of Glenview Road.

Owner: Hardial Deol, 1025 Elmdale Road, Glenview, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of fence in the front yard from maximum allowed 3 feet to 6 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/17/2014

Zoning Board Recommendation date: 9/17/2014

County Board extension granted: N/A

14-5583

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-40

Township: Palos

County District: 17

Property Address: 8660 W. 130th Street, Palos Park, Illinois

Property Description: The Subject Property consists of approximately 0.57 acre located on the north side of 130th Street, approximately 203.94 feet east of Wabash Railroad Right of Way.

Owner: Sean O'Leary, 8660 W. 130th Street, Palos Park, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to: (1) reduce the rear yard setback from the minimum required 50 feet to 49 feet (ATF storage room addition); (2) reduce the rear yard setback from the minimum required 5 feet to 2 feet for an existing accessory shed #2; (3) reduce the left interior side yard setback from the minimum required 15 feet to 0.3 feet for another existing shed #1.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/17/2014

Zoning Board Recommendation date: 9/17/2014

County Board extension granted: N/A

14-5585

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-17

Township: Lemont

County District: 17

Property Address: 15533 129th Street, Lemont, Illinois

Property Description: The Subject Property consists of .9 acre located on State Street in between Archer Avenue and 129th Street in Lemont Township.

Owner: Thomas & John Nestor, 14460 Raneys Lane, Orland Park, Illinois

Agent/Attorney: Mary Sears Children's Academy 15533 129th Street, Lemont, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to increase the height of fence in the front yard and corner side yard from 3 to 6 feet.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/25/2014, 7/16/2014 and 9/3/2014

Zoning Board Recommendation date: 9/3/2014

County Board extension granted: N/A

14-5586

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-13-37 Docket # 8913

Township: Lemont

County District: 17

Property Address: 15362 130th Place, Lemont, Illinois

Property Description: The Subject Property consists of 1.58 acres located on the East side of Lemont Street approximately 220 feet South of 130th Place in Section 32.

Owner: Leo Cattoni/Virginia Cattoni 15362 130th Place, Lemont, Illinois

Agent/Attorney: Same as above

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence District to (1) reduce the front yard setback from minimum required 40'-0" to a proposed 25'-0"; (2) to reduce the left interior side yard setback from minimum required 15'-0" to a proposed 5'-0". Variance is sought in order to construct an accessory detached boathouse.

Recommendation: ZBA Recommendation that the application be granted a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/3/2014

Zoning Board Recommendation date: 9/3/2014

County Board extension granted: N/A

14-5596

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

PROPOSED RECONSIDERATION OF PREVIOUSLY APPROVED ITEM AND REQUEST TO APPROVE AS AMENDED

Department: Zoning Board of Appeals

Request: Variation V-14-24

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of the fence in the front and corner side yard from the maximum allowed 3 feet to 6 feet except to 4 feet where indicated on Exhibit D (around the utility pole).

Item Number: 14-4578

Fiscal Impact: N/A

Account(s): N/A

Summary:

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V-14-24

Township: Northfield

County District: 14

Property Address: 3465 Garden Street, Northbrook, Illinois.

Property Description: The Subject Property consists of 0.24 acres located at the northeast corner of Garden

Street and Central Avenue, in Section 17 of Northfield Township.

Owner: Kimberly and Greg Alexopoulos, 3465 Garden Street, Northbrook, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of the fence in the front and corner side yard from the maximum allowed 3 feet to 6 feet except to 4 feet where indicated on Exhibit D (around the utility pole).

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/6/2014

Zoning Board Recommendation date: 8/6/2014

County Board extension granted: N/A


Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 11/19/2014.