



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

**Tuesday, February 10, 2015**

**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**

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.

**15-1552**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/21/2015

**MAP AMENDMENT/SPECIAL USE/VARIATION**

**14-2566**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:**

**Map Amendment MA-14-0002, Special Use for Planned Unit Development SU-14-0003 and 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 7/21/2014 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.

Citation Lake Lake-Lot Owners Association a/k/a Citation Lake Conservation Fund, 3483 Whirlway Drive, Northbrook, Illinois sent a petition of 57 signatures in objection to the proposed applications to the Zoning Board of Appeals on 11/6/2014.

On 12/8/2014, ZBA received written protests by 7 condominium associations immediately adjoining the Subject Property.

On 12/10/2014 ZBA received written protests by 34 unit owners with Mission Hills and 13 homeowners in the surrounding area.

**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 7/21/2014 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.

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On 12/10/2014 ZBA received written protests by 34 unit owners with Mission Hills and 13 homeowners in the surrounding area.

#### **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 7/21/2014 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.

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On 12/10/2014 ZBA received written protests by 34 unit owners with Mission Hills and 13 homeowners in the surrounding area.

#### **History:**

Zoning Board Hearing: 7/9/2014, 7/21/2014, 9/17/2014, 10/8/2014 and 11/10/2014

Zoning Board Recommendation date: 9/17/2014 and 12/15/2014

County Board extension granted: N/A

**Legislative History:** 5/21/2014 Zoning and Building Committee recommended referral to the Zoning Board of Appeals

**Legislative History:** 10/8/2014 Zoning and Building Committee recommended return to the Zoning Board of Appeals with no recommendation

**Legislative History:** 10/8/2014 Zoning and Building Committee recommended for deferral to the Zoning Board of Appeals with no recommendation

## **SPECIAL USE**

**15-1390**

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

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 14-07

**Township:** Stickney

**County District:** 16

**Property Address:** 5029 S. Latrobe Avenue, Chicago, Illinois.

**Property Description:** The subject property consists of .07 approximate acres located on the east side of south Latrobe Avenue and approximately 125' north of 51st Street in Stickney Township.

**Owner:** Monika Kucek, 11952 Cortez Lane, North Port, Florida.

**Agent/Attorney:** None

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

**Intended use:** Application seeks a Special Use for Unique Use for continued use of an existing two family dwelling granted as SU 87-44 for a 25 year amortization on 3/16/1987 and which has since expired in Section 9 of Stickney Township.

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

**Conditions:** None

**Objectors:** None

#### **History:**

Zoning Board Hearing: 12/15/2014

Zoning Board Recommendation date: 1/21/2015

County Board extension granted: N/A

## **VARIATIONS**

**15-1380**

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

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation 14-62

**Township:** Palatine

**County District:** 14

**Property Address:** 882 N. Martin Drive, Palatine, Illinois.

**Property Description:** The Subject Property consists of approximately 0.615 acre located on the East side of Martin Drive and approximately 401 feet North of Northwest Highway in Palatine Township. .

**Owner:** Thomas Schultz, 882 N. Martin Drive, Palatine, 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 to: (1) reduce the front yard setback from the minimum required 40 feet to a proposed 37 feet 2 ½ inches; (2) reduce the left interior side yard setback from the minimum required 15 feet to 10 feet a proposed 10 feet 1 5/8 inches and (3) reduce the right side yard setback from the minimum required 15 feet to an existing 3.41 feet for an addition.

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

**Conditions:** None

**Objectors:**

Dagmar McLaughlin, neighbor

Kelly Anderson, Lavelle Law Ltd.

**History:**

Zoning Board Hearing: 1/7/2015

Zoning Board Recommendation date: 1/7/2015

County Board extension granted: N/A

**15-1382**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-02

**Township:** Lemont

**County District:** 17

**Property Address:** 12553 S. Archer Avenue, Lemont, Illinois

**Property Description:** The Subject Property consists of approximately 1.53 acres located on the Southeast corner of Archer Avenue and Bailey's Crossings Drive, in Lemont Township.

**Owner:** Martin Doyle, 1404 Ashbury Drive, Lemont, Illinois

**Agent/Attorney:** None

**Current Zoning:** R-3 Single Family Residence District

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the front yard setback from the minimum required 50 feet to 40 feet for a new single family home with an attached and detached garage.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/7/2015

Zoning Board Recommendation date: 1/7/2015

County Board extension granted: N/A

**15-1383**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 10-59

**Township:** Worth

**County District:** 6

**Property Address:** 5811 W. 127th Street, Palos Heights, Illinois

**Property Description:** The Subject Property consists of approximately 0.91 acre, located on the Southwest corner of 127th Street and Hill Drive in Worth Township.

**Owner:** John Doyal, 8134 W. 131st Palos Park, Illinois

**Agent/Attorney:** None

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

**Intended use:** The Variation, previously approved, sought to (1) divide a parcel into two parcels: reduce parcel one from minimum required 20,000 square feet to 19,511 square feet, (2) reduce corner side yard setback from minimum required 25 feet to 4.9 feet (existing), (3) on parcel two reduce rear yard setback from minimum required 50 feet to 20 feet for proposed single family residence.

**Recommendation:** ZBA Recommendation that the application be granted a one year extension of time (fourth time request).

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/7/2015

Zoning Board Recommendation date: 1/7/2015

County Board extension granted: N/A

**15-1397**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-03

**Township:** Stickney

**County District:** 16

**Property Address:** 4911 S. Latrobe Avenue, Chicago, Illinois

**Property Description:** The Subject Property consists of approximately 0.09 acres located on the East side of Latrobe Avenue, approximately 150 feet South of 49th Street in Stickney Township.

**Owner:** Michael Tresch, 10520 S. Kilpatrick, Oak Lawn, Illinois

**Agent/Attorney:** Lisa Casas- OnTime Expediting, Inc. 8770 W. Bryn Mawr, Ste 1300, Chicago, Illinois

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

**Intended use:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to : (1) reduce the front yard setback from the minimum required 25 feet @ 20% of lot depth to a proposed 18.50 feet, (2) reduce left and right interior side yard setbacks from the minimum required 10 feet to a proposed 3 feet; and (3) increase the floor area ratio from the maximum allowed 0.40 to 0.44 to construct a single family residence with detached garage.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/21/2015

Zoning Board Recommendation date: 1/21/2015

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 3/11/2015