



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

Wednesday, April 29, 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.

15-2951

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/11/2015

15-2952

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/1/2015

SPECIAL USE & VARIATION

15-2563

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 14-06 & Variation V 14-55

Township: Schaumburg

County District: 15

Property Address: 540 Martingale Road, Schaumburg Township, Schaumburg, Illinois

Property Description: The subject property consists of approximately 8.003 acres. It measures 460.03 feet on the north line, 560.70 feet on the south line, 683.65 on the west line and 686.76 on the east line.

Owner: Shree Akshar Purushottam Swaminarayan Temple and Cultural Centre "Haridham" Sokhada Inc DBA YDS (not for profit corporation), 4074 South Archer Avenue, Chicago, Illinois

Agent/Attorney: Richard E. Zulkey, 77 W. Washington Street, Suite 1300, Chicago, Illinois

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a Special Use for a PUD and a variation (V 14-55) in a R-3 Single Family Residence District on a property that is designated as an environmentally sensitive area in the Cook County Comprehensive Land Use Map 1999, to construct a Hindu Temple, cultural center and living quarters for the Temple caretaker and Idol.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/4/2015 and 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

VARIATIONS

15-2492

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-08

Township: Norwood Park

County District: 9

Property Address: 8015 W. Summerdale, Norwood Park, Illinois

Property Description: The Subject Property consists of approximately 0.20 acres, located on the South side of Summerdale Avenue approximately 426.38 feet west of Washington Street.

Owner: Janusz Mariusz Rajski, 8015 W. Summerdale, Norwood Park, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: The Variation as requested seeks to: (1) reduce the left interior side yard setback from 10 feet to 3 feet (2) reduce the front yard setback from the minimum required 28.8 feet (at 20% of lot depth) to 24.6 feet

and (3) reduce the rear yard setback from the minimum required 5 feet to 3.3 feet (existing shed) in order to construct a two story addition to an existing single family residence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

15-2493

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-11

Township: Palos

County District: 17

Property Address: 8830 W. 131st Place, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.46 acres located on the North side of 131st Place approximately 250 feet West of 88th Street.

Owner: Bronislaw Soltys, 6442 W. 84th Place, Burbank, Illinois.

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard Burbank, Illinois.

Current Zoning: R-4 Single Family Residence District

Intended use: The Variation as requested seeks to reduce the right interior side yard setback from the minimum required 15 feet to 10 feet 9 inches for a proposed addition to a single family residence with attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

15-2494

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-12

Township: Proviso

County District: 17

Property Address: 1235 Degener Avenue, Elmhurst, Illinois

Property Description: The Subject Property consists of approximately 0.23 acre located on the East side of Degener Avenue approximately 86.5 feet north of Dickens Street.

Owner: California Coastal, 11555 Sorrento Valley, San Diego, California

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard, Burbank, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: The Variation as requested seeks to: (1) reduce the left interior side yard setback from the minimum required 10 feet to 4.85 feet (existing home) and (2) reduce the right interior side yard setback from the minimum required 10 feet to 5.75 feet (existing detached accessory garage).

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

15-2496

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-13

Township: Leyden

County District: 16

Property Address: 2317 Atlantic Avenue, Melrose Park, Illinois

Property Description: The Subject Property consists of approximately 0.23 acre located on the East side of Atlantic Avenue approximately 241.91 feet North of Belden Avenue.

Owner: John & Charlene Boyes, 2317 Atlantic Avenue, Melrose Park, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: The Variation as requested seeks to: reduce the right interior side yard setback from the minimum required 15 feet to 1.88 feet (existing shed) and 1.18 (existing garage) in order to replace an existing shed.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

15-2497

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-14

Township: Lemont

County District: 17

Property Address: 25 Longwood Way, Lemont, Illinois

Property Description: The Subject Property consists of approximately 1.16 acres located on the North side of Longwood Way, approximately 360.25 feet east of Fairway Drive.

Owner: Daniel & Linda Devlin, 25 Longwood Way, Lemont, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: The Variation as requested seeks to reduce the distance between the principal (house) and accessory structure (canopy) from the minimum required 10 feet to an existing 7 feet 2 inches.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/25/2015

Zoning Board Recommendation date: 3/25/2015

County Board extension granted: N/A

15-2609

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-10

Township: Barrington

County District: 15

Property Address: 915 S. Hough Street, Barrington, Illinois

Property Description: The Subject Property consists of approximately 0.31 acre, located on the East side of Hough Street approximately 72.12 feet North of Yale Avenue.

Owner: Todd Cohen, 915 S. Hough Street, Barrington, Illinois

Agent/Attorney: Amias Turman, Airoom, 6825 N. Lincoln Avenue, Lincolnwood, Illinois

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to reduce the left interior side yard setback from 10 feet to 5.3 feet in order to construct a garage and living space addition to an existing single family residence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/1/2015

Zoning Board Recommendation date: 4/1/2015

County Board extension granted: N/A

15-2610

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-15

Township: Maine

County District: 9

Property Address: 9054 N. Chester, Niles, Illinois

Property Description: The Subject Property consists of approximately 0.23 acre located on the West side of Chester Avenue approximately 85.37 feet south of Davis Street.

Owner: Keri McKay-Beavers, 9054 N. Chester, Niles, Illinois

Agent/Attorney: Lavinia Moresan, 3047 N. Luna, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 10 feet to 7.23 feet (proposed second floor overhang) and (2) reduce the right interior side yard setback from the minimum required 10 feet to 6.28 feet (existing principal) for a proposed addition to a single family residence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/1/2015

Zoning Board Recommendation date: 4/1/2015

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 5/20/2015