



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

Wednesday, May 20, 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.

15-3332

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/29/2015

SPECIAL USE

15-2912

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 15-01

Township: Rich

County District: 6

Property Address: 20320 S. Crawford Avenue, Matteson, Illinois

Property Description: The Subject Property consists of approximately .68 acres located on the Southwest corner of Crawford Avenue and 203rd Street.

Owner: Cole Taylor Bank- Trust #91-4103 dated 1-11-91 Jerry Rodos as Beneficial Interest Holder, 20320 S. Crawford Avenue, Matteson, Illinois

Agent/Attorney: John Newton Esq., 18400 Maple Creek Drive, Suite 500, Tinley Park, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Special Use for Unique Use to continue to operate a medical office including psychiatric counseling and consultation business, Transitions Counseling & Consultation.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/4/2015

Zoning Board Recommendation date: 4/15/2015

County Board extension granted: N/A

SPECIAL USE & VARIATION

15-3286

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use and Variation SU-15-04 and V-15-01

Township: Palos

County District: 17

Property Address: 12700 S. 87th Avenue, Palos Park, Illinois.

Property Description: The Subject Property consists of approximately 1.09 acres located on the southwest corner of West 127th Street and South 87th Street Avenue.

Owner: Robert T. O'Neill, 10411 S. Homan, Chicago, Illinois

Agent/Attorney: Franks Stevens, Taylor Miller LLC, 33 N. LaSalle Street, Chicago, Illinois

Current Zoning: R-4 single family residence district

Intended use: Applicant seeks a Special Use for a Planned Unit Development to build a single family home with attached-garage on a parcel designated as an environmentally sensitive area and a companion variation to reduce the front yard setback from the minimum required 40 feet to 25 feet.

Recommendation: ZBA Recommendation is of approval of the applications.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/1/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

VARIATIONS

15-2917

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-16

Township: Proviso

County District: 17

Property Address: 3812 Stanley Avenue, Riverside, Illinois

Property Description: The Subject Property consists of approximately 0.35 acres located on the West side of Stanley Avenue approximately 280 feet south of Bismark Avenue.

Owner: Vladimir Havlik & Jarmila Heidenreichova, 3812 Stanley Avenue, Riverside, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the right interior side yard setback from the minimum required 10 feet to 0 feet and (2) reduce the rear yard setback from the minimum required 5 feet to 0 feet in order to bring the existing detached garage and proposed carport into compliance.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/15/2015

Zoning Board Recommendation date: 4/15/2015

County Board extension granted: N/A

15-3281

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-17

Township: Orland

County District: 17

Property Address: 14710 Sprucecreek Lane, Orland Park, Illinois.

Property Description: The subject property consists of approximately 0.25 acres, located on the West side of Sprucecreek Lane approximately 518 feet South of Pinecreek Drive.

Owner: Jeffrey Rennemeyer & Lisa Augle, 14710 Sprucecreek Lane, Orland Park, Illinois.

Agent/Attorney: None

Current Zoning: R-6 (PUD) Single Family Residence

Intended use: Applicant seeks a variance to increase the height of the fence in the front yard from the maximum allowed 3 feet to 6 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/6/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

15-3284

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-18

Township: New Trier Township

County District: 13

Property Address: 144 Woodley Road, Winnetka, Illinois.

Property Description: The Subject Property consists of approximately 1.128 acres, located on the south side of Woodley Road approximately 982 feet west of Locust Road.

Owner: Antonio & Noga Villalon, 144 Woodley Road, Winnetka, Illinois.

Agent/Attorney: Patrick Sexton, 4709 Cumberland Circle, McHenry Illinois.

Current Zoning: R-3 Single Family Residence

Intended use: Applicant seeks a variance to increase the Floor Area Ratio (FAR) from the maximum allowed 0.15 to 0.16 in order to enclose an existing open porch with balcony above a single family residence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/6/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

15-3285

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-19

Township: Lyons

County District: 17

Property Address: 6333 Willow Springs Road, LaGrange Highlands, Illinois.

Property Description: The Subject Property consists of approximately 0.6 acres, located on the southeast corner of Willow Springs Road and 63rd Place.

Owner: Christina Junic, 6333 Willow Springs Road, LaGrange Highlands, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to: 1) reduce the corner side yard setback from the minimum required 25 feet to 8 feet 7 inches (existing principal structure) and 2) reduce the right interior side yard setback from the minimum required 15 feet to 14 feet 7 inches (existing detached accessory structure) in order to construct an addition to a single family residence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/6/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

NEW APPLICATION**15-3168**

Presented by: TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

Request: Map Amendment to rezone the subject property from C-4 General Commercial District to R-8 General Residence District to bring the existing residential use of the property in conformance with the Zoning Ordinance for renovation, remodeling and site improvements.

Township: Leyden Township

County District: 16

Property Address: 10317 West Palmer, Melrose Park, Illinois

Property Description: Approximately 1/3 of an acre located east of Mannheim Rd and south of Palmer Ave

Owner: Chicago Title Land and Trust Company u/t 11872-05 dated 10/6/1994

Agent/Attorney: Meg George, Attorney-Neal & Leroy, LLC/120 North LaSalle Street, Suite 2600, Chicago Illinois 60602

Current Zoning: C-4 General Commercial District

Intended use: Existing two story apartment building


Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 6/9/2015