



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

Wednesday, July 1, 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.

15-4182

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/10/2015

15-3961

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-24

Township: Maine

County District: 14

Property Address: 143 Stacy Court, Glenview, Illinois

Property Description: The Subject Property consists of approximately 0.20 acres, located on the North side of Stacy Court approximately 286.27 feet North of Victor Avenue.

Owner: SF Rehab Debt Fund I, LLC. C/O Jay Weitzman, 143 Stacy Court, Glenview, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the right interior side yard setback from the minimum required 10 feet to 4 feet 9 inches (existing gazebo) and (2) reduce the left side yard setback from the minimum required 10 feet to a proposed one foot to construct a detached two car garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/3/2015

Zoning Board Recommendation date: 6/3/2015

County Board extension granted: N/A

15-3962

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-25

Township: Schaumburg

County District: 15

Property Address: 1504 S. Plum Grove Road, Schaumburg, Illinois

Property Description: The Subject Property consists of approximately 0.52 acres located on the West side of Plum Grove Road, approximately 433.55 feet South of Green Briar Lane.

Owner: Steven Loverme, 1504 S. Plum Grove Road, Schaumburg, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce lot area from the minimum required 40,000 square feet to an existing 22,827 square feet; (2) reduce lot width from the minimum required 150 feet to an existing 100 feet; (3) reduce the right interior side yard setback from the minimum required 15 feet to an existing 11.75 feet and (4) reduce the front yard setback from the minimum required 40 feet to an existing 39 feet for a second 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: 6/3/2015
Zoning Board Recommendation date: 6/3/2015
County Board extension granted: N/A

15-3963

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-27

Township: Lemont

County District: 17

Property Address: 6 Woodland Drive, Lemont, Illinois

Property Description: The Subject Property consists of approximately 0.96 acres located on the South side of Woodland Drive approximately 635.75 feet East of Archer Avenue.

Owner: Kazimierz Kobylarczyk, 6 Woodland Drive, Lemont, Illinois

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

Current Zoning: R-3 Single Family Residence

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 15 feet to 7.72 feet (existing primary structure) and (2) increase the height of the detached accessory structure from the maximum allowed 15 feet to an existing 9 feet 8 inches to bring property into conformance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/3/2015
Zoning Board Recommendation date: 6/3/2015
County Board extension granted: N/A

15-3964

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 13-27

Township: Lyons

County District: 16

Property Address: 6043 S. Peck Avenue, LaGrange, Illinois

Property Description: The Subject Property consists of 0.45059 acre located on the Northeast corner of Peck Avenue and 61st Street.

Owner: David Fazio, 610 N. Stone Ave., LaGrange Park, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 20,000 feet to an existing 19,628 square feet. Variance is sought in order to construct a single family residence.

Recommendation: ZBA Recommendation be granted a one year extension of time. (2nd time)

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/3/2015

Zoning Board Recommendation date: 6/3/2015

County Board extension granted: 7/23/2014

A handwritten signature in blue ink that reads "Matthew B. DeLeon". The signature is written in a cursive style and is positioned above a horizontal line.

Matthew B. DeLeon, Secretary

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

* The next regularly scheduled meeting is presently set for 7/29/2015