



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

Wednesday, July 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.

15-4613

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/1/2015

15-4163

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-28

Township: Orland

County District: 17

Property Address: 13634 Old Post Road, Orland Park, Illinois

Property Description: The Subject Property consists of approximately 0.23 acres located on the west side of Old Post Road approximately 309 feet south of Oregon Trail.

Owner: Geoge Goeppner, 13634 Old Post Road, Orland Park, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the distance between the principal and accessory structures from the minimum required 10 feet to an existing 6 feet for an after the fact construction of a gazebo.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 06/17/15

Zoning Board Recommendation date: 06/17/15

County Board extension granted: N/A

15-4164

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-29

Township: Stickney

County District: 16

Property Address: 4925 S. Linder Avenue, Stickney, Illinois

Property Description: The Subject Property consists of approximately 0.14 acres located on the east side of Linder Avenue approximately 222 feet south of 49th Street.

Owner: Juan & Maria Guzman, 4853 S. Lawler, Chicago, Illinois

Agent/Attorney: Stanislaw Wielocha, 16630 Paw Paw Avenue, Orland Park, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variation to: (1) reduce the front yard setback from minimum required 25.1 feet at 20% of lot depth to 25 feet, (2) reduce both left and right interior side yard setbacks from minimum required 10 feet to 5 feet, (3) reduce rear yard setback from minimum required 40 feet to 34.2 feet and (4) increase the floor to area ratio from the maximum allowed 0.40 to 0.45.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: George Blakemore, concerned citizen

History:

Zoning Board Hearing: 06/17/15

Zoning Board Recommendation date: 06/17/15

County Board extension granted: N/A

15-4165

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-30

Township: Stickney

County District: 16

Property Address: 4749 S. Linder Avenue, Stickney, Illinois

Property Description: The Subject Property consists of approximately 0.22 acres located on the east side of Linder Avenue approximately 150 feet north of 48th Street.

Owner: Carolyn D Hawkins, 4749 S. Linder Avenue, Stickney, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the front yard setback from the minimum required 25.14 feet at 20% of lot depth to an existing 22 feet, (2) reduce the rear yard setback from the minimum required 40 feet to an existing 39.28 feet, (3) reduce the right interior side yard setback from the minimum required 10 feet to 9.80 feet ((existing primary structure)).

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: None

Objectors: Karen Estrada, 4744 S. Lotus, Avenue, Chicago, Illinois, George Blakemore, concerned citizen

History:

Zoning Board Hearing: 6/17/2015

Zoning Board Recommendation date: 6/17/2015

County Board extension granted: N/A

15-4328

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 15-06

Township: Hanover

County District: 15

Property Address: West Bartlett Road (no street address) Bartlett

Property Description: The Subject Property consists of approximately 5.01 acres located approximately 1,669 feet north of West Bartlett Road, and 1900 feet east of Naperville Road in Hanover Township, Unincorporated Cook County.

Owner: Kanzler Farms/ Chicago Title Land Trust, Co. Trust # 1094089, 810 N. Arlington Heights, Itasca Illinois

Agent/Attorney: Jim Griffin, Schain/Banks/Kenny & Schwartz Ltd. 70 W. Monroe Street, Suite 5300, Chicago, Illinois

Current Zoning: I-2 General Industrial District

Intended use: Applicant seeks a Special Use for a Unique Use for an aggregate and concrete crushing and recycling operation.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

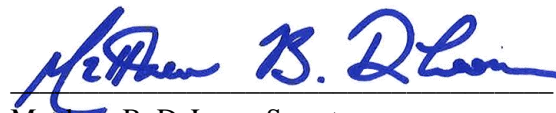
Objectors: On 6/17/2015 the ZBA received a Resolution in Objection from the Village of Bartlett objecting to the proposed Special Use Unique Use.

History:

Zoning Board Hearing: 5/20/2015

Zoning Board Recommendation date: 7/1/2015

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 9/9/2015