



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

**Wednesday, October 7, 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.

**15-5713**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 9/9/2015

**VARIATIONS**

**15-5307**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-39

**Township:** Barrington

**County District:** 15

**Property Address:** 1207 South Summit Street, Barrington, Illinois

**Property Description:** The Subject Property consists of approximately 0.51 acres, located on the east side of Summit Street approximately 116.23 feet south of Princeton Avenue.

**Owner:** Oleg Maksymovych, 2226 Langdon Place, Hoffman Estates, Illinois.

**Agent/Attorney:** Robert T. Holowka, 710 Western Avenue, Lombard, Illinois

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

**Intended use:** Applicant seeks a variance to reduce the lot area from the minimum required 40,000 square feet to an existing 22,255 square feet to construct a single family residence with an attached garage on well and septic.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 09/02/15

Zoning Board Recommendation date: 09/02/15

County Board extension granted: N/A

**15-5309**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variance V 15-40

**Township:** Northfield

**County District:** 14

**Property Address:** 2134 Beechnut Road, Northbrook, Illinois

**Property Description:** The Subject Property consists of approximately 0.48 acres, located on the north side of Beechnut Road approximately 123.98 feet northeast of Waukegan Road.

**Owner:** Andrea & Ilan Napchan, 2134 Beechnut Road, Northbrook, Illinois.

**Agent/Attorney:** None

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

**Intended use:** Applicant seeks a variance to increase the height of masonry pillars in the front yard from the maximum allowed 3' to an existing 4'. Variance is sought in order to bring existing permitted obstruction into compliance.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/2/2015

Zoning Board Recommendation date: 9/2/2015  
County Board extension granted: N/A

**15-5310**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-42

**Township:** Palatine

**County District:** 14

**Property Address:** 115 South Deerpath Road, Barrington Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acres, located on the east side of south Deerpath Road approximately 200 feet south of Lake Cook Road.

**Owner:** Joseph & Giovanna Meier, 115 South Deerpath Road, Barrington Illinois

**Agent/Attorney:** Adam Kingsley, 14044 Petronella Drive, Suite 1, Libertyville, Illinois

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

**Intended use:** Applicant seeks a variance to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 20,000 square feet, (2) reduce the lot width from the minimum required 150' to an existing 100', and (3) reduce the left interior side yard setback from the minimum required 15' to an existing 11'. Variance is sought in order to bring existing lot conditions into compliance and allow for the construction of an addition to a single family dwelling on well and septic.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/2/2015  
Zoning Board Recommendation date: 9/2/2015  
County Board extension granted: N/A

**15-5570**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-41

**Township:** Worth

**County District:** 6

**Property Address:** 6024 W. 127th Street, Palos Heights, Illinois.

**Property Description:** The Subject Property consists of approximately 0.25 acre, located on the northwest corner of 127th Street and McVicker Avenue.

**Owner:** Jesse Hughes, 6024 W. 127th Street, Palos Heights, Illinois.

**Agent/Attorney:** None

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

**Intended use:** Applicant seeks a variance to increase the height of fence in the front yard from the maximum allowed 3' to 4'. Variance is sought in order to replace an existing fence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 9/16/2015

County Board extension granted: N/A

**15-5571**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-43

**Township:** Northfield

**County District:** 14

**Property Address:** 1661 Central Avenue, Northbrook, Illinois

**Property Description:** The Subject Property consists of approximately 0.23 acre located on the east side of Central Avenue approximately 320 feet south of Pleasant Street.

**Owner:** Alfred Janiga, 1661 Central Avenue, Northbrook, 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 8 feet 2 inches for existing detached garage; (2) reduce rear yard setback from the minimum required 40 feet to an existing 37 feet 7 inches and (3) reduce the distance between the principal and accessory structures from the minimum required 10 feet to 1 foot 10 inches. Variance is sought in order to construct a residential addition, resulting in the current accessory structure (detached garage) becoming a part of the primary residential structure.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 9/16/2015

County Board extension granted: N/A

**15-5572**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-45

**Township:** Worth

**County District:** 6

**Property Address:** 6035 West 130th Place, Palos Heights, Illinois.

**Property Description:** The Subject Property consists of approximately 0.28 acre, located on the south side of 130th Place and approximately 71.87 feet west of McVickers Avenue.

**Owner:** Pewter Guth, 6035 West 130th Place, Palos Heights, Illinois.

**Agent/Attorney:** David Fewkes, 7270W. College Drive, Palos Heights, Illinois.

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

**Intended use:** Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 3' for permitted obstructions to 0' and (2) reduce the distance between the principal and accessory structures from the minimum required 10' to an existing 2'. Variance is sought in order to bring an existing accessory structure (storage shed) in to compliance and cure an existing violation.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 9/16/2015

County Board extension granted: N/A

## MAP AMENDMENT

**15-5312**

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

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Map Amendment MA 15-01

**Township:** Leyden

**County District:** 16

**Property Address:** 10317 W. Palmer, unincorporated Melrose Park, Illinois

**Property Description:** The property involved consists of 1.3 acres located on the south side of Palmer Avenue approximately 91 feet east of Mannheim Road.

**Owner:** Chicago Title Land Trust Company, Trust No.118872-05 10 S. LaSalle Street, Suite 2750, Chicago Illinois

**Agent/Attorney:** Meg George, Neal & Leroy, LLC. 120 N. LaSalle Street, Suite 2600, Chicago, Illinois

**Current Zoning:** C-4 General Commercial District

**Intended use:** Applicant seeks a Map Amendment to rezone from the C-4 General Commercial District to the R-8 General Residence District for renovation, remodeling and site improvements and to bring the existing development into conformance with the Zoning Ordinance.

**Recommendation:** ZBA Recommendation is to Approve

**Conditions:** None

**Objectors:** None

#### History:

Zoning Board Hearing: 7/15/2015

Zoning Board Recommendation date: 9/2/2015

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 10/28/2015