



**Board of Commissioners of Cook County**

**Zoning and Building Committee**

**Wednesday, November 18, 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.

**15-6517**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/28/2015

**VARIATIONS**

**15-6438**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** V-15-49

Applicant seeks a variance in the R-5 Single Family Residence District to reduce the front yard setback from the minimum required 25 feet at 20% of lot depth to a proposed 10 feet

**Township:** Leyden Township

**County District:** 16

**Property Address:** 2818 Gary Drive, Melrose Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.25 acres, located on the west side of Gary Drive, approximately 147.50 feet south of Grand Avenue

**Owner:** Abel Chavez Arriaga

**Agent/Attorney:** None

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

**Intended use:** Variance is sought in order to construct an accessory structure (garage).

**Recommendation:** That the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

**15-6443**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** V-15-50

Applicant seeks a variance in the R-5 Single Family Residence District to reduce the right interior side yard setback from the minimum required 10 feet to a proposed 7.18 feet

**Township:** Northfield Township

**County District:** 14

**Property Address:** 815 Glenwood Lane, Glenview, Illinois

**Property Description:** The Subject Property consists of approximately 0.25 acres located on the southeast corner of Glenview Road and Glenwood Road

**Owner:** Jean Yang

**Agent/Attorney:** None

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

**Intended use:** The Variance is sought in order to construct a single family residential dwelling on the subject property

**Recommendation:** That the application be granted with conditions.

**Conditions:**

1. Remove the fireplace bump-out and the window well bump-out on the South border.
2. Repair the foundation wall on the south border.
3. Install the 24" sewer piping between the subject property and 813 Glenwood in conformance with all

- governmental authority requirements and without causing any increase in water/flood concerns.
4. Properly backfill and tamp area between the properties.
  5. Restore the driveway on 813 Glenwood both currently and as needed during construction.

**Objectors:** None

**History:**

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

## **15-6444**

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

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** V-15-52

Applicant seeks a variance in the R-4 Single Family Residence District to increase the height of a fence located in the corner yard from the maximum allowed 3 feet to a proposed 5 feet

**Township:** Lyons Township

**County District:** 17

**Property Address:** 6450 Willow Springs Road, LaGrange Highlands, Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acres, located on the northwest corner of 65th Street and Willow Springs Road

**Owner:** Jim Bowen & Lynnette Ritter

**Agent/Attorney:** None

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

**Intended use:** Variance is sought for the construction of a fence

**Recommendation:** That the application be granted

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

## 15-6445

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

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** V-15-51

Applicant seeks a variance in the R-4 Single Family Residence District to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 17,102 square feet and (2) reduce the front yard setback from the minimum required 31 feet @ 20% of lot depth to an existing 29.9 feet

**Township:** Lyons Township

**County District:** 17

**Property Address:** 1425 West 54th Place, LaGrange Highlands, Illinois

**Property Description:** The Subject Property consists of approximately 0.39 acres, located on the southeast corner of Willow Spring Road and 54th Place

**Owner:** Ola Tannous /Marwan Al Najjar

**Agent/Attorney:** None

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

**Intended use:** Variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a sunroom

**Recommendation:** That the application be granted

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

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 12/16/2015