



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

Wednesday, September 14, 2016

10:00 AM

**Cook County Building, Board Room, 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.

16-5237

COMMITTEE MINUTES

Approval of the minutes from the meeting of 8/3/2016

VARIATIONS

16-4748

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-24

Township: Schaumburg

County District: 15

Property Address: 420 Springsouth Road, Schaumburg, Illinois

Property Description: The Subject Property consists of approximately 0.46 acre located on the east side of Springsouth Road approximately 300 feet south of Valley View Drive.

Owner: William Warren, 215 Sherwood Road, Elgin, Illinois.

Agent/Attorney: Warren McElwain Esq., 318 Emerald Drive, Streamwood, 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 and (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/27/2016

Zoning Board Recommendation date: 7/27/2016

County Board extension granted: N/A

16-4749

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-26

Township: Leyden

County District: 16

Property Address: 2448 North Mannheim Road, Franklin Park, Illinois

Property Description: The Subject Property consists of approximately 1.25 acres located on the northwest corner of Mannheim Road and Montana Street.

Owner: Yogesh Patel, 2448 North Mannheim Road, Franklin Park, Illinois

Agent/Attorney: John C. Daniel, 9919 W. Montana Avenue, Franklin Park, Illinois

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a variance to (1) increase the height of a fence that is located in the left corner side yard setback from the maximum allowed 3 feet to a proposed 6 feet and (2) reduce the left corner yard setback from the minimum required 30 feet to an existing 5 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a 6 foot fence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 07/27/2016

Zoning Board Recommendation date: 07/27/2016

County Board extension granted: N/A

NEW APPLICATIONS

16-4861

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 R-5 Single Family Residence District to R-8 General Residence District.

Township: Norwood Park

County District: 9

Property Address: 5602 N. Fairview, Chicago Illinois 60631

Property Description: Approximately 0.32 acre located on the northwest corner of Fairview Ave and Bryn Mawr Avenue

Owner: Anthony Venturini

Agent/Attorney: Nicholas Ftikas -Law Offices of Samuel V.P. Banks, 221 N. LaSalle St. 38th floor, Chicago, Illinois 60601

Current Zoning: R-5 Single Family Residence District

Intended use: To construct six (6) unit townhome development with on-site parking for 12 cars.

16-5154

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 R-4 Single Family Residence District to R-5 Single Family Residence District

Township: Lyons

County District: 17

Property Address: 5833 Blackstone Ave, LaGrange Highlands, Illinois

Property Description: Approximately 0.46 acre located on the east side of Blackstone Avenue and approx. 146' north 58th St

Owner: Velislav Timotijevic 1032 W. 58th St. LaGrange Highlands, Illinois 60525

Agent/Attorney: Nicholas Ftikas -Law Offices of Samuel V.P. Banks, 221 N. LaSalle St. 38th floor, Chicago, Illinois 60601

Current Zoning: R-4 Single Family Residence District

Intended use: To subdivide the parcel into two lots to build two new single family homes



Matthew B. DeLeon
Secretary

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