



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

Wednesday, February 8, 2017

10:00 AM

**Cook County Building, Board Room
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.

17-1614

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/18/2017

MAP AMENDMENTS

17-1329

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-05

Township: Lyons

County District: 17

Property Address: 5833 Blackstone Avenue, LaGrange Highlands, Illinois 60525

Property Description: The Subject Property consists of 0.46 acre located on the east side of Blackstone Avenue and approximately 146 feet north of 58th Street in Section 17.

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

Agent/Attorney: Nick Ftikas, Law Offices of Samuel V. P. Banks, 221 N. LaSalle Street, 38th Floor, Chicago, Illinois 60601.

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the Subject Property from its current zoning designation of the R-4 Single Family District to a proposed zoning designation of the R-5 Single Family District to build two new single family homes.

Recommendation: ZBA Recommendation is of Denial.

Conditions: None

Objectors: Michael Dickman, a member of the LaGrange Highlands Civic Association's Board of Directors, Elizabeth Shine Hermes of the law firm Odelson & Sterk, on behalf of the Township of Lyons, Marty Stulp, neighbor, 1320 W. 53rd Place, LaGrange, IL., Mr. and Mrs. Golm, neighbors, 5809 Blackstone, LaGrange, IL., Rich and Kim Borkus, neighbors, 5820 Blackstone, LaGrange, IL., Peter Golar neighbor, 930 W. 58th St., LaGrange Highlands, IL., Mayor McDermott, City of Countryside, John Bader, neighbor to the south of the subject property, Myong Chung 1004 59th Street, LaGrange, IL., Jim Green, LaGrange Highlands Civic Association, Tom Hinshaw, President of Indian Head Park, 6575 Shabbona Rd., Indian Head Park, IL., Tom Kohrs, 6280 Sunset, LaGrange, IL., and Anthony Soyak, 63rd Street, LaGrange Highlands, IL.

Zoning Board of Appeals received a letter in opposition of the proposed Map Amendment by the LaGrange Highlands Civic Association. Attached to the letter was a Petition with 283 signatures of those immediately residing in the affected area.

Zoning Board of Appeals received a Resolution in Opposition of the proposed Map Amendment by the City of Countryside.

Zoning Board of Appeals received letter & Resolution in Opposition from the Village of Indian Head Park.

Zoning Board of Appeals received a letter from Grant and Amy Carrigan stating opposition to the proposed Map Amendment.

History:

Zoning Board Hearing: 11/09/2016

Zoning Board Recommendation date: 1/18/2017

County Board extension granted: N/A

17-1341

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-06 & Variation V 16-41

Township: Northfield

County District: 14

Property Address: 455-577 Waukegan Road, Northbrook, Illinois 60062

Property Description: The Subject Property consists of 0.14 acre located on the northeast corner of Waukegan Road and I-94 (Eden's Expressway) in Section 04.

Owner: Brookside Venture, LLC., 564 S. Washington Street, Suite 200 Naperville, Illinois 60540

Agent/Attorney: The Lamar Companies, 500 N. Michigan Ave, Suite 2200, Chicago, Illinois 60611

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Map Amendment to rezone a portion of the Subject Property from its current zoning designation of C-4 General Commercial District to a proposed zoning designation of the I-1 Restrictive Industrial District to construct a bill board, and a request for a variance. The variance request is to (1) increase the height of a proposed monopole billboard sign from the maximum allowed 40 feet to a proposed 52 feet and (2) to reduce the distance from the Forest Preserve property lot line from the minimum required 500 feet to a proposed 304 feet.

Recommendation: ZBA Recommendation is of Denial

Conditions: None

Objectors: Tom Poupard, the Director of Development and Planning Services for the Village of Northbrook, Kenneth Smith, Glenbrook Sanitary District and Salvatore W. Gaeta, Glenbrook Sanitary District President.

History:

Zoning Board Hearing: 11/16/2016

Zoning Board Recommendation date: 1/18/2017

County Board extension granted: N/A

A handwritten signature in blue ink, reading "Matthew B. DeLeon". The signature is fluid and cursive, with the first name "Matthew" being more prominent than the last name "DeLeon".

Secretary

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