



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

Wednesday, June 7, 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.

[17-3649](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 5/10/2017

[17-3238](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 17-03

Township: Wheeling

County District: 9

Property Address: 430 N. River Road, Mount Prospect, Illinois 60056

Property Description: The subject property is 1.46 acre located on the southwest corner of Morrison Avenue and River Road in Section 36 of Wheeling Township.

Owner: Michele Nitti, 430 N. River Road, Mount Prospect, Illinois 60056

Agent/Attorney: Domenico Nitti, 430 N. River Road, Mount Prospect, Illinois 60056

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Special Use for Unique Use to operate a cement works business with parking and storage of vehicles and equipment.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/15/2017

Zoning Board Recommendation date: 5/3/2017

County Board extension granted: N/A

[17-3239](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-14

Township: Orland

County District: 17

Property Address: 16629 Orange Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.22 acre located on east side of Orange Avenue and approximately 364 feet north of 167th Street in Section 20.

Owner: BSLB, LLC, P.O. Box 16, Willow Springs, Illinois 60480

Agent/Attorney: Joe Kearney, 2634 Essington Road, #266, Joliet, Illinois 60435

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (3) reduce the lot area from the minimum required 20,000 square feet to an existing 9,917 square feet and (4) reduce the lot width from 100 feet to an existing 75 feet. The variance is sought in order to construct a single family residential dwelling with attached garage.

Recommendation: ZBA Recommendation is that the application be denied.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/3/2017

Zoning Board Recommendation date: 5/3/2017

County Board extension granted: N/A

[17-3240](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-15

Township: Palatine

County District: 14

Property Address: 343 North Elmwood Lane, Palatine, Illinois 60067

Property Description: The Subject Property consists of approximately 0.69 acre located on east side of North Elmwood Lane and approximately 370 feet south of Park Drive in Section 35.

Owner: Red Ribbon Homes LLC., 3330 Dundee Road, Northbrook, Illinois 60062

Agent/Attorney: Marlex LLC. Alex Shapiro, 818 Pinto Lane, Northbrook, Illinois 60062

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the front yard setback from the minimum required 33 feet (20% of lot depth) to an existing 25.17 feet. The variance is sought in order to bring existing lot conditions into compliance and allow for the remodel of the existing single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/3/2017

Zoning Board Recommendation date: 5/3/2017

County Board extension granted: N/A

[17-3440](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-16

Township: Northfield

County District: 14

Property Address: 1852 Highland Avenue, Northbrook Illinois 60062

Property Description: The Subject Property consists of approximately 0.23 acre located on west side of Highland Avenue and approximately 80 feet north of North Garden Street in Section 17.

Owner: Oak Tree Restoration Inc., P. O. Box 3273, Barrington, Illinois 60011

Agent/Attorney: Davies & Son Construction, Inc. 4605 Barreville Road, Crystal Lake, Illinois 60012

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the right interior side yard setback from the minimum required 10 feet to a proposed 5.1 feet and (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 9.8 feet. The variance is sought in order to bring existing lot conditions into compliance and construct an attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/17/2017

Zoning Board Recommendation date: 5/17/2017

County Board extension granted: N/A

A handwritten signature in blue ink, reading "Matthew B. DeLeon". The signature is written in a cursive style with a large initial 'M'.

Secretary

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