



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

**Wednesday, September 13, 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.

**17-5205**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 7/19/2017

**17-4477**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-21

Township: Stickney

County District: 11

Property Address: 7043 West 74th Place, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.25 acre located on the south side of 74th Place and approximately 51 feet east of Nottingham Avenue in Section 30.

Owner: SLigo 5 Inc., 12211 Baker Road, Manhattan, Illinois 60442

Agent/Attorney: Martin Vincent Igoe, 12211 Baker Road, Manhattan, Illinois 60442

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 10,000 square feet to an existing 6,557 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 50 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 5 feet, and (4) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 5 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: 7/12/2017

Zoning Board Recommendation date: 7/12/2017

County Board extension granted: N/A

**17-4478**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-23

Township: Orland

County District: 17

Property Address: 15600 116th Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.29 acre located on the southwest corner of 156th Street and 116th Avenue in Section 18.

Owner: Ernestina Buzo, 15600 116th Avenue, Orland Park, Illinois 60467

Agent/Attorney: PCG Consulting Inc. / Adrian Montano, 100 N. LaSalle Street, Chicago, Illinois 60602

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to an existing 6 feet and (2) reduce the interior yard setback from the minimum required 3 feet to an existing 1.1 feet for a preexisting shed. The variance is sought in order to bring existing lot conditions into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/12/2017

Zoning Board Recommendation date: 7/12/2017

County Board extension granted: N/A

**17-4479**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-26

Township: Worth

County District: 6

Property Address: 12701 South McVickers Avenue, Palos Heights, Illinois 60463

Property Description: The Subject Property consists of approximately 0.27 acre located on the southeast corner of 127th Street and McVickers Avenue in Section 32.

Owner: Candice Klimson, 12701 South McVickers Avenue, Palos Heights, Illinois 60463

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence located in the corner yard from the maximum allowed 3 feet to a proposed 6 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/19/2017

Zoning Board Recommendation date: 7/19/2017

County Board extension granted: N/A

**17-4480**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 16-21

Township: Orland

County District: 17

Property Address: 7801 W. 143rd Street, Orland Park, Illinois 60462

Property Description: The Subject Property consists of approximately 4.75 acres located on the south of 143rd Street and west of Harlem Avenue in Section 12.

Owner: Sabre Investments, LLC., P.O. Box 3074, Carbondale, Illinois 62902

Agent/Attorney: Jared C. Settle and Tracee L. Friederich, 10255 Hawthorne, Orland Park, Illinois 60462

Current Zoning: R-1 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the lot area from the minimum required 5 acres to 4.7 existing acres for a single family home and barn for four horses for private use. The request for the variance is less than 10% of the requirement needed therefore qualifying it for an administrative adjustment.

Recommendation: ZBA Recommendation that the application be granted a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/12/2017

Zoning Board Recommendation date: 7/12/2017

County Board extension granted: N/A

**17-4602**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-22

Township: Schaumburg

County District: #15

Property Address: 1524 Marion Street, Schaumburg, Illinois 60193

Property Description: The Subject Property consists of approximately 0.45 acre located on the west side of Marion Street and approximately 95 feet north of Pratt Boulevard in Section 34.

Owner: Kujtime Ahmeti, 1524 Marion Street, Schaumburg, Illinois 60193

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence, located in the front yard from the maximum allowed 3 feet to a proposed 5 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/12/2017 (Applicant absent), 8/2/2017

Zoning Board Recommendation date: 8/2/2017

County Board extension granted: N/A

**17-4603**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-27

Township: Leyden

County District: 16

Property Address: 2156 Ruby Street, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.26 acre located southwest corner of Ruby Street and Palmer Avenue in Section 33.

Owner: Timothy Soszko, 2156 Ruby Street, Melrose Park, Illinois 60164

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence located in the corner side yard setback from the maximum allowed 3 feet to a proposed 4 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/2/2017

Zoning Board Recommendation date: 8/2/2017

County Board extension granted: N/A

**17-4604**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-29

Township: Maine

County District: 9

Property Address: 2600 Golf Road, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 7.92 acres located north side of Golf Road and approximately 390 feet west of Julie Drive in Section 12.

Owner: Glenview Luxury Apartments LLC, 5005 W Touhy, Suite 200, Skokie, Illinois 60077

Agent/Attorney: Linda Nagle Esq., 5005 W Touhy, Suite 200, Skokie, Illinois 60077

Current Zoning: R-8 General Residence District

Intended use: Applicant seeks a variance to increase the height of a fence located in the front yard from the maximum allowed 3 feet to 5.8 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/2/2017/

Zoning Board Recommendation date: 8/2/2017

County Board extension granted: N/A

[17-4226](#)

**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 R-4 Single Family Residence District to I-4 Motor Freight Terminal District to construct and operate a truck terminal and its accessory uses

**Township:** Lemont

**County District:** 17

**Property Address:** 16548 and 16572 New Avenue, Lemont, Illinois 60643

**Property Description:** 9.7 acres located on the south side of New Avenue and approximately 775 ft. west of Veteran Memorial Tollway (I-355)

**Owner:** J.P. McMahon Properties, LLC. 350 Blackstone Avenue, LaGrange, Illinois 60525

**Agent/Attorney:** Matt Noton, Attorney. Burke, Warren, MacKay & Serritella, P.C. 330 N. Wabash Avenue, 21st Floor, Chicago, Illinois, 60611

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

**Intended use:** Construct and operate a Truck Terminal

**Legislative History :** 7/19/17 - Zoning and Building Committee - refer to Zoning Board of Appeals

**Legislative History :** 7/19/17 - Board of Commissioners - refer to Zoning Board of Appeals



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Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole