



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, December 13, 2017

10:00 AM

**Cook County Building, Board Room, 118
North Clark Street, Chicago, Illinois**

REVISED 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 (note: this revision includes 18-0650 which was inadvertently omitted in the original Notice and Agenda).

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.

[18-0997](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/15/2017

[17-5882](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variation SU 17-05 & V 17-14

Township: Orland

County District: 17

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

Property Description: The subject property is approximately 0.23 acres located on the 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: Joseph Kearney, 2364 Essington Road, #266, Joliet, Illinois 60435

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Special Use for a Planned Unit Development and a variance to allow for the development of a single family residential dwelling within an environmentally sensitive area as designated by the Cook County Comprehensive Land Use and Policies Plan. The variance requests 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, in Section 20 of Orland Township.

Recommendation: ZBA Recommendation is of Denial.

Conditions: None

Objectors: James McCann (President of Alpine Hts. Homeowners Assoc.), 16512 Grant Avenue, Orland Park, Kurt Martinson, 16622 Lea Avenue, Orland Park, Frank Kociper, 16635 S. Orange, Orland Park, Unnamed Owner (Letter), 16641 Orange Avenue, Orland Park, Tim Greznia (email), 16634 Lee Avenue, Orland Park, Michael and Kathleen Craft (Letter), 16647 Orange Avenue, Orland Park, Colleen Bueche (email)

History:

Zoning Board Hearing: 9/6/2017

Zoning Board Recommendation date: 10/18/2017

County Board extension granted: N/A

Legislative History : 11/15/17 - Zoning and Building Committee - recommend for deferral

Legislative History : 11/15/17 - Board of Commissioners - defer

[18-0648](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-43

Township: New Trier

County District: 13

Property Address: 115 Woodley Road, Winnetka, Illinois 60093

Property Description: The Subject Property consists of approximately 1.01 acres located on the south side of Woodley Road and approximately 500 feet west of Locust Road in Section 29.

Owner: Bret and Carolyn Withey, 115 Woodley Road, Winnetka, Illinois 60093

Agent/Attorney: None

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to (1) ~~reduce the front yard setback from the minimum required 43.19 feet (20% of lot depth) to a proposed 18.67 feet,~~ (2) reduce the right interior side yard setback from the minimum required 3 feet to an existing 0.85 feet for an accessory structure, (3) reduce the rear yard setback from the minimum required 3 feet to an existing 0.45 feet for an accessory structure, (4) increase the height of a fence located in the front yard from the maximum allowed 3 feet to a proposed ~~6~~ 5 feet and (5) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to a proposed ~~0.19~~ .1819. The variance is sought in order to bring an existing accessory shed (2 & 3) into compliance and to allow for the construction of a proposed single family residential dwelling (5) ~~with an accessory tennis court (1)~~ (15 foot high perimeter barrier).

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: None

Objectors: Ken & Amy Viellieu, 199 Woodley Road, Winnetka, Illinois 60093

History:

Zoning Board Hearing: 11/1/2017 and 11/15/2017

Zoning Board Recommendation date: 11/15/2017

County Board extension granted: N/A

[18-0650](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-44

Township: Northfield

County District: 14

Property Address: 1237 Huber Lane, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.25 acre located on the southeast corner of East Lake Avenue and Huber Lane in Section 33.

Owner: Robert Wcislo & Agata Piecha, 1237 Huber Lane, Glenview, Illinois 60025

Agent/Attorney: None

Current Zoning: R-5 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 an existing 11.1 feet and (2) reduce the rear yard setback from the minimum required 40 feet to a proposed 37.6 feet. The variance is sought to bring existing lot conditions into zoning compliance and to allow for the construction of a residential addition to a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/15/2017

Zoning Board Recommendation date: 11/15/2017

County Board extension granted: N/A

[18-0652](#)

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-45

Township: Northfield

County District: 14

Property Address: 3504 Linneman Street, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.24 acre located on the northeast corner of Linneman Street and Revere Road in Section 33.

Owner: Samir Issac, 3504 Linneman Street, Glenview, Illinois 60025

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the right interior side yard setback from the minimum required 10 feet to an existing 7.8 feet. The variance is sought to bring the existing conditions into zoning compliance and allow for the construction of a second floor residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/15/2017

Zoning Board Recommendation date: 11/15/2017

County Board extension granted: N/A

[18-0665](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 17-06

Township: Bloom

County District: 6

Property Address: 810 W. 194th Street, Chicago Heights, Illinois 60411

Property Description: The Subject Property consists of 0.41 acre located on the northwest corner of Halsted and 194th Street, Section 8.

Owner: 810 W. 194th Street, Chicago Heights, Illinois 60411

Agent/Attorney: Matthew L. Henricksen Esq., Crowley & Lamb P.C., 221 N. LaSalle Street, Suite 1550, Chicago, Illinois 60601

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a Special Use for a Unique Use to operate an auto repair shop in Section 8 of Bloom Township.

Recommendation: ZBA Recommendation is of Approval.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/4/2017

Zoning Board Recommendation date: 11/15/2017

County Board extension granted: N/A



Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole