



**Board of Commissioners of Cook County  
Board of Commissioners**

**Zoning and Building Committee**

**Wednesday, January 17, 2018**

**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.

[18-1439](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 12/13/2017

[18-1177](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-47

Township: Orland

County District: 17

Property Address: 15758 114th Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.30 acre located on the northwest corner of 158th Street and 114th Street in Section 18.

Owner: David Wantroba, 15758 114th Avenue, Orland Park, Illinois 60467

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 side yard from the maximum allowed 3 feet to an existing 6 feet. Variance is sought in order to bring existing conditions into zoning compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/6/2017

Zoning Board Recommendation date: 12/6/2017

County Board extension granted: N/A

[18-1602](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-46

Township: Leyden

County District: 17

Property Address: 852 North Prater Avenue, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.25 acre located on the southwest corner of Diversey Avenue and Prater Avenue in Section 29.

Owner: Jaime Villagran, 852 North Prater Avenue, Melrose Park, Illinois 60164

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) increase the height of a fence located in the front yard from the maximum allowed 3 feet to an existing 6 feet, (2) reduce the rear yard setback from the minimum required 40 feet to an existing 22.6 feet, (3) reduce the bulk requirements for an accessory structure located in the rear yard from the minimum required 5 feet to an existing 1.5 feet and (4) reduce the left interior side yard setback from the minimum required 10 feet to an existing 0 feet. Variance is sought in order to bring existing conditions into zoning compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

[18-1603](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-48

Township: Riverside

County District: 17

Property Address: 3850 W 39th Street, Riverside, Illinois 60546

Property Description: The Subject Property consists of approximately 0.15 acre located on the west side of Columbus Boulevard and approximately 100 feet north of 39th Street in Section 36.

Owner: Hector Medina, 510 Charing Cross Road, Elk Grove, Illinois 60007

Agent/Attorney: None

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 6,481 square feet and (2) reduce the lot width from the minimum required 60 feet to an existing 50 feet. The variance is sought in order to bring existing conditions into zoning 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: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

[18-1605](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-49

Township: Palatine

County District: 14

Property Address: 4001 Bonhill Drive, Arlington Heights, Illinois 60004

Property Description: The Subject Property consists of approximately 5,901 acres located on the east side of Interstate 290 and the north side of Nichols Road in Section 01.

Owner: Whispering Winds Condominium Association c/o Joan T. Gonnella, 5057 N. Harlem Avenue, Chicago, Illinois 60656

Agent/Attorney: Gardi & Haught, LTD., c/o Michael J. DeSantis, 939 N. Plum Grove Road, Suite C, Schaumburg, Illinois 60173

Current Zoning: R-8 General Residence District

Intended use: Applicant seeks a variance to (1) increase the area of a sign face from the maximum allowed 48 square feet to a proposed ~~420~~ 100 square feet and (2) increase the height of a sign from the

maximum allowed 10 feet to a proposed 25.5 feet. The variance is sought to allow for the construction of an identification sign.

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

Conditions: The condition is that the sign have only the name of "Whispering Winds Condominium Association" and a phone number.

Objectors: John Kim, Country Glen Apartments  
Andy Wytan, Country Glen Apartments

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

[18-1607](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-01

Township: Palos

County District: 17

Property Address: 10624 Ridgewood Drive, Palos Park, Illinois 60464

Property Description: The Subject Property consists of approximately 0.27 acre located on the at the intersection of Ridgewood Drive and Mead Court in Section 32 of Palos Township.

Owner: William & Judy Bluemer, 10624 Ridgewood Drive, Palos Park, Illinois 60464

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the rear yard setback from the minimum required 40 feet to a proposed 23 feet. The variance is sought in order to allow for the construction of a sunroom addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

County Board extension granted: N/A

[18-1608](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-02

Township: Lyons

County District: 17

Property Address: 5713 Harvey Avenue, La Grange, Illinois 60525

Property Description: The Subject Property consists of approximately 0.37 acre located on the southeast corner of 57th Street and Harvey Avenue in Section 17.

Owner: Dominic & Mary Frances Crescente, 5713 Harvey Avenue, La Grange, Illinois 60525

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the right side yard setback from the minimum required 25 feet to an existing 16.25 feet, (2) reduce the lot area from the minimum required 20,000 square feet to an existing 17,276 square feet and (3) increase the height of a fence located in the left corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The variance is sought in order to bring existing lot conditions into zoning compliance and to allow for the construction of a fence.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/3/2018

Zoning Board Recommendation date: 1/3/2018

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".

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Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole