



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

Zoning and Building Committee

Wednesday, March 14, 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.

[18-2597](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/7/2018

[18-2579](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-04

Township: Orland

County District: 17

Property Address: 13765 Santa Fe Trail, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.3 acre located on the northeast corner of Stagecoach Road and Santa Fe Trail, in Section 6.

Owner: Joseph & Beth Kruizenga, 13765 Santa Fe Trail, Orland Park, Illinois 60467

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of the fence located in the property's corner side yard from the maximum allowed 3 feet to an already existing 6 feet. The variance is necessary to bring the fence into compliance with the Zoning Ordinance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/7/2018 and 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

[18-2581](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-05

Township: Leyden

County District: 16

Property Address: 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.2 acres located on the south side of Fullerton Avenue approximately 90 feet east of Geneva Avenue in Section 32.

Owner: Raymond Santowski Living Trust #8002371408, 10517 West Fullerton Avenue, Melrose Park,

Illinois 60164

Agent/Attorney: Raymond Santowski, 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback requirement from the minimum required 30 feet setback to an existing 22.18 foot setback, (2) reduce the right interior side yard requirement from the minimum required 10 feet setback to an existing 8.46 feet and (3) reduce the bulk requirements for an accessory structure located in the left interior side yard from the minimum required 3 foot setback to an existing 2.74 foot setback. The variance is necessary in order to bring a preexisting residential dwelling and accessory detached garage into compliance with the Cook County Zoning Ordinance for the purposes of obtaining an after-the-fact building permit.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/7/2018 and 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

[18-2582](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-06

Township: Northfield

County District: 14

Property Address: 2908 Linneman Street, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.23 acres located on the north side of Linneman Street approximately 160 feet west of Huber Lane in Section 33.

Owner: Glenwood Crossing Development, LLC., 609 Glenshire Road, Glenview, Illinois 60025.

Agent/Attorney: Andrzej Koleda, 609 Glenshire Road, Glenview, Illinois 60025

Current Zoning: R-5 Single Family Residence Distric

Intended use: Applicant seeks a variance to reduce the front yard setback requirement from the minimum required 28.12 feet (20% of lot depth) to an existing 25.1 feet. The variance is necessary in order to bring a preexisting front porch into compliance with the Cook County Zoning Ordinance for the purpose of obtaining an after-the-fact building permit.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/7/2018 and 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A



Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole