



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

Zoning and Building Committee

Wednesday, April 25, 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.

[18-3311](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/14/2018

[18-2592](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-03

Township: Schaumburg

County District: 15

Property Address: 1675 Marion Street, Schaumburg, Illinois 60196

Property Description: The Subject Property consists of approximately 0.30 acre located on the east side of Marion Street approximately 300 feet south of Pratt Boulevard, Section 34.

Owner: Sukdeep K. Walia, 544 Sequoia Trail, Roselle, Illinois 60172

Agent/Attorney: Thomas Bonanno, PO Box 31550, Chicago, Illinois 60631

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,273 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 7.05 feet and (4) increase the Floor Area Ratio (FAR) from a maximum allowed .25 to a proposed .33.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

[18-2595](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-07

Township: Leyden

County District: 16

Property Address: 3148 Alta Street, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately .51 acre located on the west side of Alta Street approximately 139 feet south of Belmont Avenue, Section 29.

Owner: William Diener, 3148 Alta Street, Melrose Park, Illinois 60164

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the right side yard setback from the minimum required 10 feet to an existing 7.69 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

[18-2596](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-08

Township: Lyons

County District: 17

Property Address: 1311 62nd Place, LaGrange, Illinois 60525

Property Description: The Subject Property consists of approximately .42 acres located on the south side of 62nd Place and approximately 332.71 feet west of Edgewood Avenue, Section 17.

Owner: Robert Yant, 1311 62nd Place, LaGrange, Illinois 60525

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 20,000 square feet to an existing 17,600 square feet and (2) reduce the front yard setback from the minimum required 32 feet (@ 20% of the lot depth) to an existing 30.86 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

[18-3108](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-12

Township: Stickney

County District: 16

Property Address: 4917 S. Central Avenue, Stickney, Illinois 60638

Property Description: The subject property is approximately 0.58 acre located mid-block of Central Avenue between 49th Street and 50th Street in Section 9.

Owner: Selex LLC., 3327 W. Howard Street, Skokie, Illinois 60076

Agent/Attorney: James O'Rourke Esq. and Darren Ruback, 3327 W. Howard Street, Skokie, Illinois 60076

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a variance to reduce the front yard setback from the minimum required 30 feet to 6.6 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/4/2018

Zoning Board Recommendation date: 4/4/2018

County Board extension granted: N/A

[18-3110](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-13

Township: Barrington

County District: 15

Property Address: 1208 S. Cook Street, Barrington, Illinois 60010

Property Description: The subject property is approximately 0.49 acre located west of Cook Street and 116 feet south of Princeton Avenue in Section 12.

Owner: Cathleen and Vincent Deligio, 1000 George Street, Barrington, Illinois 60010

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 21,240 square feet, (2) reduce the minimum required lot width from 150 feet to an existing 120 feet, (3) reduce the separation between a principle structure and an accessory structure from the minimum required 10 feet to an existing 7.89 feet, (4) reduce the left interior side yard setback for an accessory structure from the minimum required 5 feet to an existing 4.11 feet and (5) reduce the right interior side yard setback for an accessory structure from the minimum required 5 feet to an existing 1.23 feet. The variance is sought to bring existing conditions into compliance and to allow for the construction of an addition to a dwelling on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/4/2018

Zoning Board Recommendation date: 4/4/2018

County Board extension granted: N/A

[18-3111](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-14

Township: Norwood

County District: 9

Property Address: 7953 West Balmoral Avenue, Chicago, Illinois 60656

Property Description: The subject property is approximately 0.2 acre located on the southeast corner of Balmoral Avenue and Washington Street in Section 12.

Owner: Andy and Sara Gomez, 720 Davis Street, Melrose Park, Illinois 60160

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the corner side yard setback from the minimum required 15 feet to an existing 7.1 feet and (2) reduce the rear yard setback from the minimum required 40 feet to an existing 33.5 feet. The variance is sought to bring existing conditions into compliance and to allow for the construction of a second-story residential addition.

Recommendation: ZBA Recommendation is that that application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/4/2018

Zoning Board Recommendation date: 4/4/2018

County Board extension granted: N/A

[18-3160](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-11

Township: Northfield

County District: 14

Property Address: 1101 Holly Lane, Glenview, Illinois 60025

Property Description: The subject property is approximately 0.27 acre located east side of Holly Lane approximately 62.33 feet south of Grove Street in Section 33.

Owner: Grzegorz and Malgorzata Smalec, 1101 Holly Lane, Glenview, Illinois 60025 and address

Agent/Attorney: Ania Keller, 548 Sudbury Circle, Oswego, Illinois 60543

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 6 feet. The variance is sought to bring conditions into compliance and to allow for the construction of a three-car attached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: Wayne S. Shapiro
Objection Petition

History:

Zoning Board Hearing: 4/4/2018

Zoning Board Recommendation date: 4/4/2018

County Board extension granted: N/A



Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole