



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, September 12, 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.

[18-5798](#)

Sponsored by: Board of Commissioners, Cook County Board of Commissioners

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/25/2018

[18-4969](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-27

Township: Schaumburg

County District: 15

Property Address: 17 Lunt Avenue, Schaumburg, Illinois 60193

Property Description: The subject property is approximately 0.44 acre located south of Lunt Avenue and west of Myrtle Street, in Section 34.

Owner: Jerome White, 17 Lunt Avenue, Schaumburg, Illinois 60193

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 40,000 square feet to an existing 19,078 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 125.6 feet, (3) reduce the front yard setback from the minimum required 30.3 feet (@ 20% of lot depth) to an existing 24.4 feet and (4) reduce the interior side yard setback from a minimum required 15 feet to a proposed 14.7 feet. The variance is sought to construct an addition to a single family residence on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/11/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

[18-4970](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-28

Township: Schaumburg

County District: 15

Property Address: 1500 Lincoln Street, Schaumburg, Illinois 60193

Property Description: The subject property is approximately .5 acre located on the southwest corner of Lincoln Street and Morse Avenue, in Section 34.

Owner: Adam J. Britton, 1500 Lincoln Street, Schaumburg, Illinois 60193

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the front yard setback from the minimum required 30 feet (@20% of lot depth) to 3 feet to build a detached garage on a property served by well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/11/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

[18-4971](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-30

Township: Leyden

County District: 16

Property Address: 2540 N. Mannheim, Franklin Park, Illinois 60131

Property Description: The subject property is approximately 0.85 acre located on the northwest corner of Mannheim Road and ~~Aetgeld~~ Altgeld Street, in Section 29.

Owner: Vithalani, Inc., 2540 N. Mannheim, Franklin Park, Illinois 60131

Agent/Attorney: Hetal Vithalani, 2540 N. Mannheim, Franklin Park, Illinois 60131

Current Zoning: C-4 General Commercial District

Intended use: The applicant/owner seeks to increase the height of the fence located in the corner side yard from the maximum allowed 3 feet to a proposed ~~6~~ 5 feet. The request is sought to bring existing conditions into compliance.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/11/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

[18-4974](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 17-01

Township: Wheeling and Northfield

County District: 9

Property Address: 9800 East Central Road, Des Plaines, Illinois 60016

Property Description: The subject property is approximately 160 acres located on the north side of East Central Road and approximately west of Interstate 294, in Section 31 & 36.

Owner: Catholic Bishop of Chicago, 1400 S. Wolf Road, Hillside, Illinois 60162 c/o Roman Szabelski, c/o James Griffin Esq., Schain, Banks, Kenny & Schwartz, 70 W. Madison Street, Chicago, Illinois 60602

Agent/Attorney: Patriot Acres, LLC., c/o Matthew Smarjesse 611 N. Milwaukee, Suite 185, Glenview, Illinois 60025

Current Zoning: I-1 Restricted Industrial District

Intended use: Application as approved, sought a Special Use/Unique Use for the operation of an organic material recycling facility.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/11/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

[18-4979](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variation SU 18-01 & V 18-20

Township: Orland

County District: 17

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

Property Description: The Subject Property is approximately 0.23 acres, approximately 9,917 square feet, located on the east side of Orange Avenue and approximately 364 feet north of 167th Street, in Section 20.

Owner: BSLB LLC., PO Box 16, Willow Springs, Illinois 60480

Agent/Attorney: Andrea Crowley, representative of the current title holder, Attorney, Griffin & Gallagher, LLC., 10001 S. Roberts Road, Palos Hills, Illinois 60465, Applicant 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 residence 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.

Recommendation: ZBA Recommendation is of Approval

Conditions: None

Objectors: Robert Goes, 1316 Illinois Ct., Shorewood, Illinois, Alpine Heights Home Owners Assoc. Board

History:

Zoning Board Hearing: 6/6/2018

Zoning Board Recommendation date: 7/11/2018

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'.

Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole