



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, November 20, 2019

9:30 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.

[19-6770](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/23/2019

[19-6469](#)

Presented by: TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

Request: Map Amendment to rezone subject property from R-3 Single Family Residence District to R-5 Single Family Residence district to subdivide the parcel into three lots.

Township: Palos Township

County District: 17

Property Address: 10523 125th Street Palos Park, Illinois 60464

Property Description: Approximately 49,077 sq. ft. located on the south side of 125th Street and 1,038 ft west of 104th Ave. There is a single-family home with detached garage on site. The property is served by public water and sewer.

Owner: Richard & Christine Bielak 10523 125th Street Palos Park, Illinois 60464

Agent/Attorney: None

Current Zoning: R-3 Single Family Residence District

Intended use: To subdivide the property into three lots in R-5 Single Family Residence

[19-6636](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 19-53

Township: Norwood Park

County District: 9

Property Address: 5626 N. Vine Avenue, Norwood Park, Illinois 60631

Property Description: The Subject Property is located near the intersection of north Vine Avenue and west Bryn Mawr Avenue, Section 02

Owner: Nada Magazin, 5626 N. Vine Avenue, Norwood Park Illinois 60631

Agent/Attorney: N/A

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to reduce the distance between the principle structure (house) and accessory structure (pool) from the minimum required 10 feet to an existing 5 feet 11 inches. The variance is needed to bring the property into compliance.

Recommendation: ZBA Recommendation that the application be granted

Conditions: None

Objectors: Tommaso Dolce, 5625 N. Crescent Avenue, Norwood Park, Illinois 60631

History:

Zoning Board Hearing: 11/06/2019

Zoning Board Recommendation date: 11/06/2019

County Board extension granted: N/A

A handwritten signature in blue ink, reading "Matthew B. DeLeon".

Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole