



Board of Commissioners of Cook County
Report of the Zoning and Building Committee

Tuesday, February 10, 2015

10:00 AM

**Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner Suffredin (1)

PUBLIC TESTIMONY

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Thomas Boyle	Attorney	Burke, Warren, MacKay & Serritella, P.C
2. Bernard I. Citron	Attorney	Thompson Coburn LLP
3. Judy Frazin	Resident	3801 Mission Hills Road
4. James Ahtes	Treasurer	Mission Hills T4 Association
5. Karen Jump	Member	Mission Hills Openlands
6. Adam Levy	Resident	1737 Mission Hills Road
7. Marsha Marco	Treasurer/Acting President	M-4 Condo Association
8. Michael Delmore	President	Mission Hills T4 Association
9. Norman Brunner	Treasurer	T2 Mission Hills Homeowners Assn
10. Renee Dushman	Resident	1671 E. Mission Hills Road
11. Ron Berger	President	M2 Homeowners Association
12. Michael Nees	President	T2 Mission Hills Condo Assn
13. Patrick Doland	Member	Mission Hills T4 Association
14. Kathylynn Brunner	Vice President	T2 Mission Hills Homeowners Assn
15. Paul Kakuris	Member	Mission Hills Openlands
16. Ron Malvin	Member	Mission Hills Openlands
17. Joan Nasiatka	Resident	3691 Whirlaway Drive
18. Sally Weiss	Resident	1800 Mission Hills Drive
19. Mikhail Maltsman	Resident	2853 Farmington Road
20. James Banks	Attorney	Law Office of Sam Banks
21. Todd Fishbein	President/Applicant	Red Seal Development
22. Sara Barnes	Attorney	Law Office of Sam Banks
23. Nick Ftikas	Attorney	Law Office of Sam Banks
24. Terry O'Brien	MAI Appraiser	Terry O'Brien and Associates
25. Mark Kurensky	Architect/Land Planner	HKM Architects and Planners
26. Ron Adams	President	Pearson Brown
27. Thomas Burke	Vice President	Christopher Burke Engineering
28. George Blakemore	Concerned Citizen	
29. Marc Spellman	Vice President	Imperial Zinc Corporation
30. Scott Savage	Sheet Metal Worker	Orland Hills, Illinois

15-1552

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/21/2015

A motion was made by Commissioner Goslin, seconded by Vice Chairman Murphy, that this Committee Minutes be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner García and Suffredin (1)

MAP AMENDMENT/SPECIAL USE/VARIATION

14-2566

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request:

Map Amendment MA-14-0002, Special Use for Planned Unit Development SU-14-0003 and Variance VA-14-0008

Township:

Northfield

County District:

14

Property Address:

1677 W. Mission Hills Road, Northbrook, Illinois 60062

Property Description:

Subject property is approximately 44 acres. It is located North of Techny Road and West of Western Ave. PIN#s 04-18-200-037-0000.

Owner:

Chicago Title Land Trust Co. Trust Agreement 5/9/2013 T#8002361908, 10. S. LaSalle Street. Suite 2750 Chicago, Illinois 60601

Applicant:

RSD Mission Hills LLC-Red Seal Development Corp. 425 Huel Road, Building 18, Northbrook, Illinois 60062

Current Zoning:

P-2 Open Land District

Proposed Zoning:

R-6 General Residence District

Intended use:

Planned Unit Development of 137 residential units

Map Amendment MA-14-0002 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing.

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.

Citation Lake Lake-Lot Owners Association a/k/a Citation Lake Conservation Fund, 3483 Whirlway Drive, Northbrook, Illinois sent a petition of 57 signatures in objection to the proposed applications to the Zoning Board of Appeals on 11/6/ 2014.

On 12/8/2014, ZBA received written protests by 7 condominium associations immediately adjoining the Subject Property.

On 12/10/2014 ZBA received written protests by 34 unit owners with Mission Hills and 13 homeowners in the surrounding area.

Special Use for Planned Unit Development SU-14-0003 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing. Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.

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On 12/8/2014, ZBA received written protests by 7 condominium associations immediately adjoining the Subject Property.

On 12/10/2014 ZBA received written protests by 34 unit owners with Mission Hills and 13 homeowners in the surrounding area.

Variance VA-14-0008 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing.

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.

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On 12/8/2014, ZBA received written protests by 7 condominium associations immediately adjoining the Subject Property.

On 12/10/2014 ZBA received written protests by 34 unit owners with Mission Hills and 13 homeowners in the surrounding area.

History:

Zoning Board Hearing: 7/9/2014, 7/21/2014, 9/17/2014, 10/8/2014 and 11/10/2014

Zoning Board Recommendation date: 9/17/2014 and 12/15/2014

County Board extension granted: N/A

Legislative History: 5/21/2014 Zoning and Building Committee recommended referral to the Zoning Board of Appeals

Legislative History: 10/8/2014 Zoning and Building Committee recommended return to the Zoning Board of Appeals with no recommendation

Legislative History: 10/8/2014 Zoning and Building Committee recommended for deferral to the Zoning Board of Appeals with no recommendation

A motion was made by Commissioner Goslin, seconded by Vice Chairman Murphy, that this Zoning Board of Appeals Recommendation be recommended for approval. Commissioner Boykin called for a roll call. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Daley, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (13)

Nay: Commissioners Boykin and Butler (2)

Present: Commissioners Fritchey (1)

Absent: Commissioner Suffredin (1)

SPECIAL USE

15-1390

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 14-07

Township: Stickney

County District: 16

Property Address: 5029 S. Latrobe Avenue, Chicago, Illinois.

Property Description: The subject property consists of .07 approximate acres located on the east side of south Latrobe Avenue and approximately 125' north of 51st Street in Stickney Township.

Owner: Monika Kucek, 11952 Cortez Lane, North Port, Florida.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Application seeks a Special Use for Unique Use for continued use of an existing two family dwelling granted as SU 87-44 for a 25 year amortization on 3/16/1987 and which has since expired in Section 9 of Stickney Township.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/15/2014

Zoning Board Recommendation date: 1/21/2015

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Tobolski, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner García and Suffredin (1)

VARIATIONS

15-1380

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation 14-62

Township: Palatine

County District: 14

Property Address: 882 N. Martin Drive, Palatine, Illinois.

Property Description: The Subject Property consists of approximately 0.615 acre located on the East side of Martin Drive and approximately 401 feet North of Northwest Highway in Palatine Township. .

Owner: Thomas Schultz, 882 N. Martin Drive, Palatine, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the front yard setback from the minimum required 40 feet to a proposed 37 feet 2 ½ inches; (2) reduce the left interior side yard setback from the minimum required 15 feet to 10 feet a proposed 10 feet 1 5/8 inches and (3) reduce the right side yard setback from the minimum required 15 feet to an existing 3.41 feet for an addition.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors:

Dagmar McLaughlin, neighbor
Kelly Anderson, Lavelle Law Ltd.

History:

Zoning Board Hearing: 1/7/2015
Zoning Board Recommendation date: 1/7/2015
County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Tobolski, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner García and Suffredin (1)

15-1380

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation 14-62

Township: Palatine

County District: 14

Property Address: 882 N. Martin Drive, Palatine, Illinois.

Property Description: The Subject Property consists of approximately 0.615 acre located on the East side of Martin Drive and approximately 401 feet North of Northwest Highway in Palatine Township. .

Owner: Thomas Schultz, 882 N. Martin Drive, Palatine, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to: (1) reduce the front yard setback from the minimum required 40 feet to a proposed 37 feet 2 ½ inches; (2) reduce the left interior side yard setback from the minimum required 15 feet to 10 feet a proposed 10 feet 1 5/8 inches and (3) reduce the right side yard setback from the minimum required 15 feet to an existing 3.41 feet for an addition.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors:

Dagmar McLaughlin, neighbor

Kelly Anderson, Lavelle Law Ltd.

History:

Zoning Board Hearing: 1/7/2015

Zoning Board Recommendation date: 1/7/2015

County Board extension granted: N/A

A motion was made by Commissioner Gorman, seconded by Commissioner Schneider, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner García and Suffredin (1)

15-1383

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 10-59

Township: Worth

County District: 6

Property Address: 5811 W. 127th Street, Palos Heights, Illinois

Property Description: The Subject Property consists of approximately 0.91 acre, located on the Southwest corner of 127th Street and Hill Drive in Worth Township.

Owner: John Doyal, 8134 W. 131st Palos Park, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family District

Intended use: The Variation, previously approved, sought to (1) divide a parcel into two parcels: reduce parcel one from minimum required 20,000 square feet to 19,511 square feet, (2) reduce corner side yard setback from minimum required 25 feet to 4.9 feet (existing), (3) on parcel two reduce rear yard setback from minimum required 50 feet to 20 feet for proposed single family residence.

Recommendation: ZBA Recommendation that the application be granted a one year extension of time (fourth time request).

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/7/2015

Zoning Board Recommendation date: 1/7/2015

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner García and Suffredin (1)

15-1397

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-03

Township: Stickney

County District: 16

Property Address: 4911 S. Latrobe Avenue, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.09 acres located on the East side of Latrobe Avenue, approximately 150 feet South of 49th Street in Stickney Township.

Owner: Michael Tresch, 10520 S. Kilpatrick, Oak Lawn, Illinois

Agent/Attorney: Lisa Casas- OnTime Expediting, Inc. 8770 W. Bryn Mawr, Ste 1300, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to : (1) reduce the front yard setback from the minimum required 25 feet @ 20% of lot depth to a proposed 18.50 feet, (2) reduce left and right interior side yard setbacks from the minimum required 10 feet to a proposed 3 feet; and (3) increase the floor area ratio from the maximum allowed 0.40 to 0.44 to construct a single family residence with detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/21/2015

Zoning Board Recommendation date: 1/21/2015

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner García and Suffredin (1)

ADJOURNMENT

A motion was made by Commissioner Daley, seconded by Commissioner Arroyo, that this committee was adjourned. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Moore, Schneider, Sims, Steele and Tobolski (16)

Absent: Commissioner García and Suffredin (1)

Respectfully submitted,



Chairman



Secretary

*A video recording of this meeting is available at <https://cook-county.legistar.com/Calendar.aspx>