



**Board of Commissioners of Cook County  
Minutes of the Zoning and Building Committee**

**Wednesday, April 1, 2015**

**10:00 AM**

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

**ATTENDANCE**

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

**Absent:** Commissioner García (1)

**PUBLIC TESTIMONY**

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

1. Mary Hartsfield, concerned citizen
2. George Blakemore, concerned citizen
3. Scott A Johnson, concerned citizen
4. Cathy Condon, concerned citizen
5. Jeff Condon, concerned citizen

**VARIATIONS**

**15-0021**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 14-54

**Township:** Northfield

**County District:** 14

**Property Address:** 3005 Peachgate Lane, Glenview, Illinois

**Property Description:** The Subject Property consists of approximately 0.26 acre located on the East side of Peachgate Lane approximately 83 feet South of Peachgate Road.

**Owner:** Jeff and Cathy Condon, 3005 Peachgate Lane, Glenview, Illinois

**Agent/Attorney:** None

**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 left interior side yard setback from the minimum required 10 feet to 3 feet 8 inches only provided that when the structure is 8 feet away from the left interior side yard that the structure may increase two stories in height and

(2) to reduce the rear yard setback from the minimum required 40 feet to 34 feet in order to construct an addition to the single family residence.

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

**Conditions:** None

**Objectors:** Scott Johnson, neighbor and Angelo & Kathy Dimitropoulos

**History:**

Zoning Board Hearing: 11/5/2014

Zoning Board Recommendation date: 11/5/2014

County Board extension granted: N/A

**Legislative History:** 12/17/14 Zoning and Building returned with no recommendation Committee

Chairman Silvestri entered a letter dated 3-31-15 from Commissioner Goslin regarding 15-0021.

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

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, Gorman, Moore, Schneider and Tobolski (11)

**Nay:** Vice Chairman Murphy, Commissioners Sims and Suffredin (3)

**Present:** Commissioners Goslin and Steele (2)

**Absent:** Commissioner García (1)

**15-2111**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-07

**Township:** Stickney

**County District:** 11

**Property Address:** 7125 West 74th Street, Chicago, Illinois

**Property Description:** The Subject Property consists of approximately 0.15 acre located on the south side of 74th Street approximately 326.78 feet west of Nottingham Avenue.

**Owner:** Terry L. Ferguson, 8143 Sunset Road, Willowbrook, Illinois

**Agent/Attorney:** Mark J. Pellettieri, 820 Wenonah Avenue, Oak Park, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the front yard setback from the minimum required 27.8 feet at 20% of lot depth to 15.20 feet (proposed addition); (2) reduce the left interior side yard setback from the

minimum required 10 feet to 5.88 feet (existing principal) and (3) to reduce the right interior side yard setback from the minimum required 10 feet to 4.97 (existing accessory) in order to rehabilitate the single family home and bring the property into compliance.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/4/2015

Zoning Board Recommendation date: 3/4/2015

County Board extension granted: N/A

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

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

**Absent:** Commissioner García (1)

**15-2112**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-09

**Township:** Stickney

**County District:** 11

**Property Address:** 7026 West 71st Place, Stickney, Illinois

**Property Description:** The Subject Property consists of approximately 0.15 acre located on the North side of 71st Place approximately 252.72 feet east of Nottingham Avenue.

**Owner:** Krystyna Mulica, 5135 S. Kildare, Chicago, Illinois

**Agent/Attorney:** Greg Swierzbinski, 5678 W. Higgins Avenue, Chicago, Illinois

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 10 feet to 3.58 feet (existing detached garage) and (2) reduce the right interior side yard setback from the minimum required 10 feet to an 2.5 feet (existing detached accessory shed) in order to construct a new 2 story residence.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/4/2015

Zoning Board Recommendation date: 3/4/2015

County Board extension granted: N/A

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

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

**Absent:** Commissioner García (1)

**15-0889**

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

**Sponsored by:** TONI PRECKWINKLE, President, PETER N. SILVESTRI and JOAN PATRICIA MURPHY, County Commissioners

**PROPOSED ORDINANCE AMENDMENT**

**COOK COUNTY BUILDING CODE AMENDMENTS-ADOPTING ORDINANCE**

**BE IT ORDAINED**, by the Cook County Board of Commissioners, that SECTION 102-105.6,

CHAPTER 32, sec 32-1 of the Cook County Code is hereby amended as Follows:

**102-105.6 FEES**

a. Fees required for permits, certificates, and inspections of buildings and structures shall be as set forth in Chapter 32, sec. 32-1, or as established by separate resolution ordinance of the Cook County Board of Commissioners. All fees shall be collected by the Building Commissioner for deposit with the County Treasurer. Fees established by the Cook County Board of Commissioners for permits, certificates, and inspections shall constitute a debt to Cook County upon issuance of an invoice, and such debt shall be collectible as provided by law, unless, within 30 days of such an invoice, the applicant shall inform the Building Commissioner in writing that he or she does not intend to go forward with the project for which the permit, certificate, or inspection fees were incurred. Further, no application fee for a permit, certificate, or inspection shall be refunded under any circumstances.

b. The Cook County Building and Zoning Commissioner ~~be, and~~ is hereby authorized, empowered and directed upon request to collect a fee of an amount per page for each copy the Department's Building and Zoning records, such fee shall be as set forth in Chapter 32, sec. 32-1, or as established by ordinance of the Cook County Board of Commissioners.

**Effective date:** This ordinance shall be in effect immediately upon adoption

**Legislative History:** 3/11/15 Board of Commissioners referred to the Zoning and Building Committee

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Ordinance Amendment be recommended for approval. The motion carried by the following vote:**

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

**Absent:** Commissioner García (1)

**ADJOURNMENT**

**A motion was made by Commissioner Steele, seconded by Vice Chairman Murphy, that this committee was to adjourn. The motion carried by the following vote:**

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

**Absent:** Commissioner García (1)

Respectfully submitted,



Chairman



Secretary

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