



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

**Wednesday, May 20, 2015**

**10:00 AM**

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

**ATTENDANCE**

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

**Absent:** Fritchey (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. George Blakemore, Concerned Citizen

**15-3332**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 4/29/2015

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Committee Minutes be recommended for approval. The motion carried.**

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

**Absent:** Fritchey (1)

**SPECIAL USE**

**15-2912**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use SU 15-01

**Township:** Rich

**County District:** 6

**Property Address:** 20320 S. Crawford Avenue, Matteson, Illinois

**Property Description:** The Subject Property consists of approximately .68 acres located on the Southwest corner of Crawford Avenue and 203rd Street.

**Owner:** Cole Taylor Bank- Trust #91-4103 dated 1-11-91 Jerry Rodos as Beneficial Interest Holder, 20320 S. Crawford Avenue, Matteson, Illinois

**Agent/Attorney:** John Newton Esq., 18400 Maple Creek Drive, Suite 500, Tinley Park, Illinois

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a Special Use for Unique Use to continue to operate a medical office including psychiatric counseling and consultation business, Transitions Counseling & Consultation.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 3/4/2015

Zoning Board Recommendation date: 4/15/2015

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.**

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

**Absent:** Fritchey (1)

**SPECIAL USE & VARIATION**

**15-3286**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use and Variation SU-15-04 and V-15-01

**Township:** Palos

**County District:** 17

**Property Address:** 12700 S. 87th Avenue, Palos Park, Illinois.

**Property Description:** The Subject Property consists of approximately 1.09 acres located on the southwest corner of West 127th Street and South 87th Street Avenue.

**Owner:** Robert T. O'Neill, 10411 S. Homan, Chicago, Illinois

**Agent/Attorney:** Franks Stevens, Taylor Miller LLC, 33 N. LaSalle Street, Chicago, Illinois

**Current Zoning:** R-4 single family residence district

**Intended use:** Applicant seeks a Special Use for a Planned Unit Development to build a single family home with attached-garage on a parcel designated as an environmentally sensitive area and a companion variation to reduce the front yard setback from the minimum required 40 feet to 25 feet.

**Recommendation:** ZBA Recommendation is of approval of the applications.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/1/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

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

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

**Absent:** Fritchey (1)

**VARIATIONS**

**15-2917**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-16

**Township:** Proviso

**County District:** 17

**Property Address:** 3812 Stanley Avenue, Riverside, Illinois

**Property Description:** The Subject Property consists of approximately 0.35 acres located on the West side of Stanley Avenue approximately 280 feet south of Bismark Avenue.

**Owner:** Vladimir Havlik & Jarmila Heidenreichova, 3812 Stanley Avenue, Riverside, Illinois

**Agent/Attorney:** None

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

**Intended use:** Applicant seeks a variance to: (1) reduce the right interior side yard setback from the minimum required 10 feet to 0 feet and (2) reduce the rear yard setback from the minimum required 5 feet to 0 feet in order to bring the existing detached garage and proposed carport into compliance.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 4/15/2015

Zoning Board Recommendation date: 4/15/2015

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.**

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

**Absent:** Fritchey (1)

**15-3281**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-17

**Township:** Orland

**County District:** 17

**Property Address:** 14710 Sprucecreek Lane, Orland Park, Illinois.

**Property Description:** The subject property consists of approximately 0.25 acres, located on the West side of Sprucecreek Lane approximately 518 feet South of Pinecreek Drive.

**Owner:** Jeffrey Rennemeyer & Lisa Augle, 14710 Sprucecreek Lane, Orland Park, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-6 (PUD) Single Family Residence

**Intended use:** Applicant seeks a variance to increase the height of the fence in the front yard from the maximum allowed 3 feet to 6 feet.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/6/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

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

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

**Absent:** Fritchey (1)

**15-3284**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-18

**Township:** New Trier Township

**County District:** 13

**Property Address:** 144 Woodley Road, Winnetka, Illinois.

**Property Description:** The Subject Property consists of approximately 1.128 acres, located on the south side of Woodley Road approximately 982 feet west of Locust Road.

**Owner:** Antonio & Noga Villalon, 144 Woodley Road, Winnetka, Illinois.

**Agent/Attorney:** Patrick Sexton, 4709 Cumberland Circle, McHenry Illinois.

**Current Zoning:** R-3 Single Family Residence

**Intended use:** Applicant seeks a variance to increase the Floor Area Ratio (FAR) from the maximum allowed 0.15 to 0.16 in order to enclose an existing open porch with balcony above a single family residence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/6/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

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

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

**Absent:** Fritchey (1)

**15-3285**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-19

**Township:** Lyons

**County District:** 17

**Property Address:** 6333 Willow Springs Road, LaGrange Highlands, Illinois.

**Property Description:** The Subject Property consists of approximately 0.6 acres, located on the southeast corner of Willow Springs Road and 63rd Place.

**Owner:** Christina Junic, 6333 Willow Springs Road, LaGrange Highlands, Illinois.

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence

**Intended use:** Applicant seeks a variance to: 1) reduce the corner side yard setback from the minimum required 25 feet to 8 feet 7 inches (existing principal structure) and 2) reduce the right interior side yard setback from the minimum required 15 feet to 14 feet 7 inches (existing detached accessory structure) in order to construct an addition to a single family residence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 5/6/2015

Zoning Board Recommendation date: 5/6/2015

County Board extension granted: N/A

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

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

**Absent:** Fritchey (1)

**NEW APPLICATION**

**15-3168**

**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 the subject property from C-4 General Commercial District to R-8 General Residence District to bring the existing residential use of the property in conformance with the Zoning Ordinance for renovation, remodeling and site improvements.

**Township:** Leyden Township

**County District:** 16

**Property Address:** 10317 West Palmer, Melrose Park, Illinois

**Property Description:** Approximately 1/3 of an acre located east of Mannheim Rd and south of Palmer Ave

**Owner:** Chicago Title Land and Trust Company u/t 11872-05 dated 10/6/1994

**Agent/Attorney:** Meg George, Attorney-Neal & Leroy, LLC/120 North LaSalle Street, Suite 2600, Chicago Illinois 60602

**Current Zoning:** C-4 General Commercial District

**Intended use:** Existing two story apartment building

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, that this New Application for Referral to Zoning Board of Appeals be recommended to refer. The motion carried.**

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

**Absent:** Fritchey (1)

#### **ADJOURNMENT**

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Arroyo, to adjourn the meeting. The motion carried.**

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

**Absent:** Fritchey (1)

Respectfully submitted,



Chairman



Secretary

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