



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

**Wednesday, July 1, 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, Moore, Schneider, Sims, Steele and Suffredin (15)

**Absent:** Commissioners Goslin and Tobolski (2)

**PUBLIC TESTIMONY**

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

1. George Blakemore, concerned citizen

**15-4182**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 6/10/2015

**A motion was made by Commissioner Daley, seconded by Commissioner Fritchey, that this Committee Minutes be approved. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Moore, Schneider, Sims, Steele and Suffredin (15)

**Absent:** Commissioners Goslin and Tobolski (2)

**15-3961**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-24

**Township:** Maine

**County District:** 14

**Property Address:** 143 Stacy Court, Glenview, Illinois

**Property Description:** The Subject Property consists of approximately 0.20 acres, located on the North side of Stacy Court approximately 286.27 feet North of Victor Avenue.

**Owner:** SF Rehab Debt Fund I, LLC. C/O Jay Weitzman, 143 Stacy Court, Glenview, Illinois

**Agent/Attorney:** None

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

**Intended use:** Applicant seeks a variance to: (1) reduce the right interior side yard setback from the minimum required 10 feet to 4 feet 9 inches (existing gazebo) and (2) reduce the left side yard setback from the minimum required 10 feet to a proposed one foot to construct a detached two car garage.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 6/3/2015

Zoning Board Recommendation date: 6/3/2015

County Board extension granted: N/A

**A motion was made by Commissioner Sims, seconded by Commissioner Gorman, 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, Moore, Schneider, Sims, Steele and Suffredin (15)

**Absent:** Commissioners Goslin and Tobolski (2)

**15-3962**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-25

**Township:** Schaumburg

**County District:** 15

**Property Address:** 1504 S. Plum Grove Road, Schaumburg, Illinois

**Property Description:** The Subject Property consists of approximately 0.52 acres located on the West side of Plum Grove Road, approximately 433.55 feet South of Green Briar Lane.

**Owner:** Steven Loverme, 1504 S. Plum Grove Road, Schaumburg, Illinois

**Agent/Attorney:** None

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

**Intended use:** Applicant seeks a variance to: (1) reduce lot area from the minimum required 40,000 square feet to an existing 22,827 square feet; (2) reduce lot width from the minimum required 150 feet to an existing 100 feet; (3) reduce the right interior side yard setback from the minimum required 15 feet to an existing 11.75 feet and (4)

reduce the front yard setback from the minimum required 40 feet to an existing 39 feet for a second story addition to an existing single family residence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 6/3/2015

Zoning Board Recommendation date: 6/3/2015

County Board extension granted: N/A

**A motion was made by Commissioner Sims, seconded by Commissioner Gorman, 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, Moore, Schneider, Sims, Steele and Suffredin (15)

**Absent:** Commissioners Goslin and Tobolski (2)

**15-3963**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 15-27

**Township:** Lemont

**County District:** 17

**Property Address:** 6 Woodland Drive, Lemont, Illinois

**Property Description:** The Subject Property consists of approximately 0.96 acres located on the South side of Woodland Drive approximately 635.75 feet East of Archer Avenue.

**Owner:** Kazimierz Kobylarczyk, 6 Woodland Drive, Lemont, Illinois

**Agent/Attorney:** Anna Lukaszczyk, 8642 S. Menard, Burbank, Illinois.

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

**Intended use:** Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 15 feet to 7.72 feet (existing primary structure) and (2) increase the height of the detached accessory structure from the maximum allowed 15 feet to an existing 9 feet 8 inches to bring property into conformance.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 6/3/2015  
Zoning Board Recommendation date: 6/3/2015  
County Board extension granted: N/A

**A motion was made by Commissioner Sims, seconded by Commissioner Gorman, 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, Moore, Schneider, Sims, Steele and Suffredin (15)

**Absent:** Commissioners Goslin and Tobolski (2)

**15-3964**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 13-27

**Township:** Lyons

**County District:** 16

**Property Address:** 6043 S. Peck Avenue, LaGrange, Illinois

**Property Description:** The Subject Property consists of 0.45059 acre located on the Northeast corner of Peck Avenue and 61st Street.

**Owner:** David Fazio, 610 N. Stone Ave., LaGrange Park, Illinois

**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 20,000 feet to an existing 19,628 square feet. Variance is sought in order to construct a single family residence.

**Recommendation:** ZBA Recommendation be granted a one year extension of time. (2nd time)

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 6/3/2015  
Zoning Board Recommendation date: 6/3/2015  
County Board extension granted: 7/23/2014

**A motion was made by Commissioner Sims, seconded by Commissioner Gorman, 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, Moore, Schneider, Sims, Steele and Suffredin (15)

**Absent:** Commissioners Goslin and Tobolski (2)

**ADJOURNMENT**

**A motion was made by Commissioner Steele, seconded by Commissioner Boykin, that this committee be adjourned. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Gorman, Moore, Schneider, Sims, Steele and Suffredin (15)

**Absent:** Commissioners Goslin and Tobolski (2)

Respectfully submitted,



Chairman



Secretary

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