



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

Wednesday, October 7, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

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

15-5713

COMMITTEE MINUTES

Approval of the minutes from the meeting of 9/9/2015

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

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

VARIATIONS

15-5307

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-39

Township: Barrington

County District: 15

Property Address: 1207 South Summit Street, Barrington, Illinois

Property Description: The Subject Property consists of approximately 0.51 acres, located on the east side of Summit Street approximately 116.23 feet south of Princeton Avenue.

Owner: Oleg Maksymovych, 2226 Langdon Place, Hoffman Estates, Illinois.

Agent/Attorney: Robert T. Holowka, 710 Western Avenue, Lombard, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the lot area from the minimum required 40,000 square feet to an existing 22,255 square feet to construct a single family residence with an attached garage on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 09/02/15

Zoning Board Recommendation date: 09/02/15

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

15-5309

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variance V 15-40

Township: Northfield

County District: 14

Property Address: 2134 Beechnut Road, Northbrook, Illinois

Property Description: The Subject Property consists of approximately 0.48 acres, located on the north side of Beechnut Road approximately 123.98 feet northeast of Waukegan Road.

Owner: Andrea & Ilan Napchan, 2134 Beechnut Road, Northbrook, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of masonry pillars in the front yard from the maximum allowed 3' to an existing 4'. Variance is sought in order to bring existing permitted obstruction into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/2/2015

Zoning Board Recommendation date: 9/2/2015

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

15-5310

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-42

Township: Palatine

County District: 14

Property Address: 115 South Deerpath Road, Barrington Illinois

Property Description: The Subject Property consists of approximately 0.46 acres, located on the east side of south Deerpath Road approximately 200 feet south of Lake Cook Road.

Owner: Joseph & Giovanna Meier, 115 South Deerpath Road, Barrington Illinois

Agent/Attorney: Adam Kingsley, 14044 Petronella Drive, Suite 1, Libertyville, Illinois

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 20,000 square feet, (2) reduce the lot width from the minimum required 150' to an existing 100', and (3) reduce the left interior side yard setback from the minimum required 15' to an existing 11'. Variance is sought in order to bring existing lot conditions into compliance and allow for the construction of an addition to a single family dwelling on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/2/2015

Zoning Board Recommendation date: 9/2/2015

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

15-5570

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-41

Township: Worth

County District: 6

Property Address: 6024 W. 127th Street, Palos Heights, Illinois.

Property Description: The Subject Property consists of approximately 0.25 acre, located on the northwest corner of 127th Street and McVicker Avenue.

Owner: Jesse Hughes, 6024 W. 127th Street, Palos Heights, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to increase the height of fence in the front yard from the maximum allowed 3' to 4'. Variance is sought in order to replace an existing fence.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 9/16/2015

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

15-5571

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-43

Township: Northfield

County District: 14

Property Address: 1661 Central Avenue, Northbrook, Illinois

Property Description: The Subject Property consists of approximately 0.23 acre located on the east side of Central Avenue approximately 320 feet south of Pleasant Street.

Owner: Alfred Janiga, 1661 Central Avenue, Northbrook, 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 8 feet 2 inches for existing detached garage; (2) reduce rear yard setback from the minimum required 40 feet to an existing 37 feet 7 inches and (3) reduce the distance between the principal and accessory structures from the minimum required 10 feet to 1 foot 10 inches. Variance is sought in order to construct a residential addition, resulting in the current accessory structure (detached garage) becoming a part of the primary residential structure.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 9/16/2015

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

15-5572

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 15-45

Township: Worth

County District: 6

Property Address: 6035 West 130th Place, Palos Heights, Illinois.

Property Description: The Subject Property consists of approximately 0.28 acre, located on the south side of 130th Place and approximately 71.87 feet west of McVickers Avenue.

Owner: Pewter Guth, 6035 West 130th Place, Palos Heights, Illinois.

Agent/Attorney: David Fewkes, 7270W. College Drive, Palos Heights, Illinois.

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the left interior side yard setback from the minimum required 3' for permitted obstructions to 0' and (2) reduce the distance between the principal and accessory structures from the minimum required 10' to an existing 2'. Variance is sought in order to bring an existing accessory structure (storage shed) in to compliance and cure an existing violation.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/16/2015

Zoning Board Recommendation date: 9/16/2015

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Boykin, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

MAP AMENDMENT**15-5312**

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 15-01

Township: Leyden

County District: 16

Property Address: 10317 W. Palmer, unincorporated Melrose Park, Illinois

Property Description: The property involved consists of 1.3 acres located on the south side of Palmer Avenue approximately 91 feet east of Mannheim Road.

Owner: Chicago Title Land Trust Company, Trust No.118872-05 10 S. LaSalle Street, Suite 2750, Chicago Illinois

Agent/Attorney: Meg George, Neal & Leroy, LLC. 120 N. LaSalle Street, Suite 2600, Chicago, Illinois

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Map Amendment to rezone from the C-4 General Commercial District to the R-8 General Residence District for renovation, remodeling and site improvements and to bring the existing development into conformance with the Zoning Ordinance.

Recommendation: ZBA Recommendation is to Approve

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/15/2015

Zoning Board Recommendation date: 9/2/2015

County Board extension granted: N/A

A motion was made by Commissioner Arroyo, seconded by Commissioner Suffredin, 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, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

ADJOURNMENT

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

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, García, Goslin, Morrison, Schneider, Sims, Steele and Suffredin (13)

Absent: Fritchey, Gainer, Moore and Tobolski (4)

Respectfully submitted,



Chairman



Secretary

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