



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

Wednesday, November 18, 2015

**10:00 AM Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Moore, Schneider, Sims, Steele, Suffredin and Tobolski (13)

Absent: Vice Chairman Murphy, Commissioners Arroyo, Goslin and Morrison (4)

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

15-6517

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/28/2015

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

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Moore, Schneider, Sims, Steele, Suffredin and Tobolski (13)

Absent: Vice Chairman Murphy, Commissioners Arroyo, Goslin and Morrison (4)

VARIATIONS

15-6438

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V-15-49

Applicant seeks a variance in the R-5 Single Family Residence District to reduce the front yard setback from the minimum required 25 feet at 20% of lot depth to a proposed 10 feet

Township: Leyden Township

County District: 16

Property Address: 2818 Gary Drive, Melrose Park, Illinois

Property Description: The Subject Property consists of approximately 0.25 acres, located on the west side of Gary Drive, approximately 147.50 feet south of Grand Avenue

Owner: Abel Chavez Arriaga

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Variance is sought in order to construct an accessory structure (garage).

Recommendation: That the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, 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, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Moore, Schneider, Sims, Steele, Suffredin and Tobolski (13)

Absent: Vice Chairman Murphy, Commissioners Arroyo, Goslin and Morrison (4)

15-6443

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V-15-50

Applicant seeks a variance in the R-5 Single Family Residence District to reduce the right interior side yard setback from the minimum required 10 feet to a proposed 7.18 feet

Township: Northfield Township

County District: 14

Property Address: 815 Glenwood Lane, Glenview, Illinois

Property Description: The Subject Property consists of approximately 0.25 acres located on the southeast corner of Glenview Road and Glenwood Road

Owner: Jean Yang

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: The Variance is sought in order to construct a single family residential dwelling on the subject property

Recommendation: That the application be granted with conditions.

Conditions:

1. Remove the fireplace bump-out and the window well bump-out on the South border.
2. Repair the foundation wall on the south border.
3. Install the 24" sewer piping between the subject property and 813 Glenwood in conformance with all governmental authority requirements and without causing any increase in water/flood concerns.
4. Properly backfill and tamp area between the properties.
5. Restore the driveway on 813 Glenwood both currently and as needed during construction.

Objectors: None

History:

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

A motion was made by Commissioner Fritchey, 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, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Moore, Schneider, Sims, Steele, Suffredin and Tobolski (13)

Absent: Vice Chairman Murphy, Commissioners Arroyo, Goslin and Morrison (4)

15-6444

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V-15-52

Applicant seeks a variance in the R-4 Single Family Residence District to increase the height of a fence located in the corner yard from the maximum allowed 3 feet to a proposed 5 feet

Township: Lyons Township

County District: 17

Property Address: 6450 Willow Springs Road, LaGrange Highlands, Illinois

Property Description: The Subject Property consists of approximately 0.46 acres, located on the northwest corner of 65th Street and Willow Springs Road

Owner: Jim Bowen & Lynnette Ritter

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Variance is sought for the construction of a fence

Recommendation: That the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

A motion was made by Commissioner Fritchey, 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, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Moore, Schneider, Sims, Steele, Suffredin and Tobolski (13)

Absent: Vice Chairman Murphy, Commissioners Arroyo, Goslin and Morrison (4)

15-6445

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V-15-51

Applicant seeks a variance in the R-4 Single Family Residence District to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 17,102 square feet and (2) reduce the front yard setback from the minimum required 31 feet @ 20% of lot depth to an existing 29.9 feet

Township: Lyons Township

County District: 17

Property Address: 1425 West 54th Place, LaGrange Highlands, Illinois

Property Description: The Subject Property consists of approximately 0.39 acres, located on the southeast corner of Willow Spring Road and 54th Place

Owner: Ola Tannous /Marwan Al Najjar

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a sunroom

Recommendation: That the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 11/4/2015

County Board extension granted: N/A

A motion was made by Commissioner Fritchey, 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, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Moore, Schneider, Sims, Steele, Suffredin and Tobolski (13)

Absent: Vice Chairman Murphy, Commissioners Arroyo, Goslin and Morrison (4)

ADJOURNMENT

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

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Fritchey, Gainer, García, Moore, Schneider, Sims, Steele, Suffredin and Tobolski (13)

Absent: Vice Chairman Murphy, Commissioners Arroyo, Goslin and Morrison (4)

Respectfully submitted,



Chairman



Secretary

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