



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

**Wednesday, September 14, 2016**

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

**ATTENDANCE**

**Present:** Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Gainer, García, Goslin, Moore Morrison, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chair Murphy, Commissioners Butler, Fritchey and Steele (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

**16-5237**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 8/3/2016

**A motion was made by Commissioner Daley, seconded by Commissioner Sims, to approve 16-5237. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Gainer, García, Goslin, Moore Morrison, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chair Murphy, Commissioners Butler, Fritchey and Steele (4)

**VARIATIONS**

**16-4748**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-24

**Township:** Schaumburg

**County District:** 15

**Property Address:** 420 Springsouth Road, Schaumburg, Illinois

**Property Description:** The Subject Property consists of approximately 0.46 acre located on the east side of Springsouth Road approximately 300 feet south of Valley View Drive.

**Owner:** William Warren, 215 Sherwood Road, Elgin, Illinois.

**Agent/Attorney:** Warren McElwain Esq., 318 Emerald Drive, Streamwood, 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 and (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a single family residential dwelling.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 7/27/2016

Zoning Board Recommendation date: 7/27/2016

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Schneider, to recommend for approval 16-4748. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Gainer, García, Goslin, Moore Morrison, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chair Murphy, Commissioners Butler, Fritchey and Steele (4)

**16-4749**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 16-26

**Township:** Leyden

**County District:** 16

**Property Address:** 2448 North Mannheim Road, Franklin Park, Illinois

**Property Description:** The Subject Property consists of approximately 1.25 acres located on the northwest corner of Mannheim Road and Montana Street.

**Owner:** Yogesh Patel, 2448 North Mannheim Road, Franklin Park, Illinois

**Agent/Attorney:** John C. Daniel, 9919 W. Montana Avenue, Franklin Park, Illinois

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

**Intended use:** Applicant seeks a variance to (1) increase the height of a fence that is located in the left corner side yard setback from the maximum allowed 3 feet to a proposed 6 feet and (2) reduce the left corner yard setback from the minimum required 30 feet to an existing 5 feet. The variance is sought in order to bring existing lot conditions into compliance and to allow for the construction of a 6 foot fence.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 07/27/2016

Zoning Board Recommendation date: 07/27/2016

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Schneider, to recommend for approval 16-4749. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Gainer, García, Goslin, Moore Morrison, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chair Murphy, Commissioners Butler, Fritchey and Steele (4)

**NEW APPLICATIONS**

**16-4861**

**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 R-5 Single Family Residence District to R-8 General Residence District.

**Township:** Norwood Park

**County District:** 9

**Property Address:** 5602 N. Fairview, Chicago Illinois 60631

**Property Description:** Approximately 0.32 acre located on the northwest corner of Fairview Ave and Bryn Mawr Avenue

**Owner:** Anthony Venturini

**Agent/Attorney:** Nicholas Ftikas -Law Offices of Samuel V.P. Banks, 221 N. LaSalle St. 38th floor, Chicago, Illinois 60601

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

**Intended use:** To construct six (6) unit townhome development with on-site parking for 12 cars.

**A motion was made by Commissioner Tobolski, seconded by Commissioner García, to recommend for approval 16-4861. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Gainer, García, Goslin, Moore Morrison, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chair Murphy, Commissioners Butler, Fritchey and Steele (4)

## **16-5154**

**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 R-4 Single Family Residence District to R-5 Single Family Residence District

**Township:** Lyons

**County District:** 17

**Property Address:** 5833 Blackstone Ave, LaGrange Highlands, Illinois

**Property Description:** Approximately 0.46 acre located on the east side of Blackstone Avenue and approx. 146 north 58th St

**Owner:** Velislav Timotijevic 1032 W. 58th St. LaGrange Highlands, Illinois 60525

**Agent/Attorney:** Nicholas Ftikas -Law Offices of Samuel V.P. Banks, 221 N. LaSalle St. 38th floor, Chicago, Illinois 60601

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

**Intended use:** To subdivide the parcel into two lots to build two new single family homes

**A motion was made by Commissioner Tobolski, seconded by Commissioner García, to recommend for approval 16-5154. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Gainer, García, Goslin, Moore Morrison, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chair Murphy, Commissioners Butler, Fritchey and Steele (4)

### **ADJOURNMENT**

**A motion was made by Commissioner Boykin, seconded by Commissioner García, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Chairman Silvestri, Commissioners Arroyo, Boykin, Daley, Gainer, García, Goslin, Moore Morrison, Schneider, Sims, Suffredin and Tobolski (13)

**Absent:** Vice Chair Murphy, Commissioners Butler, Fritchey and Steele (4)

Respectfully submitted,



Chairman



Secretary

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