



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

Wednesday, October 5, 2016

10:00 AM

**Cook County Building, Board Room 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

PUBLIC TESTIMONY

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

There were no public speakers

16-5636

COMMITTEE MINUTES

Approval of the minutes from the meeting of 9/14/2016

A motion was made by Commissioner Sims, seconded by Commissioner Boykin, to approve 16-5636. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

VARIATIONS

16-5253

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-27

Township: Lyons

County District: 17

Property Address: 5646 Willow Springs Road, LaGrange, Illinois

Property Description: The Subject Property consists of approximately .5 acres located on the northwest corner of 57th Street and Willow Springs Road, in Section 17.

Owner: Andrew & Anna Novinger 5646 Willow Springs Road, LaGrange, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the left corner side yard setback from minimum required 25 feet to a proposed 12 feet. The variance is sought in order to construct a detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/7/2016

Zoning Board Recommendation date: 9/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 16-5253. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

16-5254

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-30

Township: Schaumburg

County District: 15

Property Address: 1430 Blackhawk Drive, Schaumburg, Illinois

Property Description: The Subject Property consists of approximately .56 acre located on the southeast corner of Sunset Drive and Blackhawk Drive in Section 35.

Owner: Michele & Cosimo Cannella, 1430 Blackhawk Drive, Schaumburg, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front side yard setback from minimum required 40 feet to a proposed 33.8 feet and (2) reduce the right corner side yard setback from the minimum required 25 feet to a proposed 10.4 feet. The variance is sought in order to construct two attached garages on both sides of the principal structure.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/7/2016

Zoning Board Recommendation date: 9/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 16-5254. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

16-5256

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-31

Township: Stickney

County District: 16

Property Address: 4956 South Lorel Avenue, Chicago, Illinois

Property Description: The Subject Property consists of approximately 0.09 acre located on the west side of Lorel Avenue and approximately 59 feet north of 50th Street in Section 9.

Owner: Joseph & Marianna Pytel, 5012 S. Long, Chicago, Illinois

Agent/Attorney: Maria Faber, 5012 S. Long, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior yard setback from the minimum required 10 feet to a proposed 3 feet, (2) the right interior yard setback from the minimum required 10 feet to a proposed 3 feet and (3) increase the Floor Area Ratio (FAR) from the maximum allowed 0.40 to 0.51. The variance is sought in order to construct a single family residential dwelling with detached garage.

Recommendation: ZBA Recommendation is that the Application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/7/2016

Zoning Board Recommendation date: 9/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 16-5256. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

16-5257

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-32

Township: LaGrange

County District: 17

Property Address: 6145 Willow Springs Road, LaGrange, Illinois

Property Description: The Subject Property consists of approximately 0.50 acre located on the east side of Willow Springs Road and approximately 225 feet north of 62nd Place in Section 17.

Owner: Efrain Solis, 6145 Willow Springs Road, LaGrange, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback from the minimum required 40 feet to an existing 30.8 feet and (2) reduce the left interior side yard setback from the minimum required 15 feet to an existing 14.9 feet. The variance is sought in order to construct a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/7/2016

Zoning Board Recommendation date: 9/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 16-5257. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

16-5258

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-33

Township: Norwood Park

County District: 9

Property Address: 5521 North Washington Street, Norwood Park, Illinois

Property Description: The Subject Property consists of approximately 0.21 acre located on the east side of Washington Street and approximately 80 feet south of Gregory Street in Section 12.

Owner: Vito Scavelli, 5521 North Washington Street, Norwood Park, Illinois

Agent/Attorney: Robert Kolososki, 415 S. Middleton Avenue, Palatine, Illinois

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 an existing 9.92 feet and (2) reduce the left interior side yard setback from the minimum required 10 feet to a proposed 2 feet. The variance is sought in order to bring existing conditions into compliance and to construct a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/7/2016

Zoning Board Recommendation date: 9/7/2016

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 16-5258. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

NEW APPLICATION

16-5575

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 a portion (6132 sq. ft.) of the subject property from C-4 General Commercial District to I-1 Restrictive Industrial District

Township: Northfield Township

County District: 14

Property Address: 455-577 Waukegan Road, Northbrook, Illinois 60062

Property Description: Approximately 6,132 Sq. ft. of the subject property located on the east side of Waukegan Rd and north of Edens (I-94) Expressway

Owner: Brookside Venture LLC., 564 S. Washington St. Ste. 200, Naperville, Illinois 60540

Agent/Attorney: Nick Ftikas, Law offices of Sam Banks, 221 N. LaSalle St., 38th Floor, Chicago, Illinois 60601

Current Zoning: C-4 General Commercial District

Intended use: To construct a monopole Billboard 52 feet high (Companion Variance VA-16-0041)

A motion was made by Commissioner Goslin, seconded by Commissioner Suffredin, to refer to Zoning Board of Appeals 16-5575. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

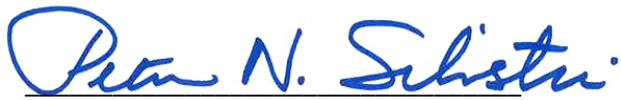
ADJOURNMENT

A motion was made by Commissioner Morrison, seconded by Commissioner Butler, to adjourn the meeting. The motion carried by the following vote:

Ayes: Chairman Silvestri, Boykin, Butler, Daley, Gainer, García, Goslin, Morrison, Schneider, Sims and Suffredin (11)

Absent: Commissioners Arroyo, Fritchey, Moore, Steele and Tobolski (5)

Respectfully submitted,

Handwritten signature of Peter N. Schistera in blue ink.

Chairman

Handwritten signature of Matthew B. DeLeon in blue ink.

Secretary

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