



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

Wednesday, October 26, 2016

10:00 AM

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

ATTENDANCE

Present: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (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

16-6062

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/5/2016

A motion was made by Commissioner Moody, seconded by Commissioner Steele, to approve 16-6062. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

VARIATIONS

16-5722

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-34

Township: Elk Grove

County District: 15

Property Address: 751 North Roppolo Drive, Elk Grove Village, Illinois

Property Description: The Subject Property consists of approximately 0.50 acre located on southeast corner of Lee Lane and Roppolo Drive in Section 26.

Owner: Joaquin De La Torre, 751 North Roppolo Drive, Elk Grove Village, Illinois

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to an existing 6 feet. The variance is sought in order to bring existing conditions into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Steele, to recommend for approval 16-5722. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

16-5723

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-35

Township: Northfield

County District: 14

Property Address: 230 Cottonwood Road, Northbrook, Illinois

Property Description: The Subject Property consists of approximately 0.50 acre located southeast corner of Cottonwood Road and Walnut Circle in Section 03.

Owner: Ritu and Rajat Bhatnagar, 230 Cottonwood Road, Northbrook, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance in to increase the height of posts located in the front yard from the maximum allowed 3 feet to a proposed 4.9 feet. Variance is sought in order to construct a mailbox posts with lantern.

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Steele, to recommend for approval 16-5723. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

16-5727

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-36

Township: Lyons

County District: 17

Property Address: 1061 West 63rd Street, LaGrange, Illinois

Property Description: The Subject Property consists of approximately 0.46 acre located on south side of 63rd Street and approximately 404 feet east of Edgewood Avenue in Section 20.

Owner: John E. Goodemote, 1061 West 63rd Street, LaGrange, Illinois

Agent/Attorney: Stephen E. Flint, 314 S. Westmore, Lombard, Illinois

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 a proposed 31.3 feet, (2) reduce the left interior side yard setback from the minimum 15 feet to a proposed 7.4 feet and (3) reduce the right interior side yard setback from the minimum required 15 feet to an existing 7.5 feet. Variance is sought in order to bring existing conditions into compliance and allow for the construction of a covered porch.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Steele, to recommend for approval 16-5727. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

16-5732

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-37

Township: Orland

County District: 17

Property Address: 15603 116th Avenue, Orland Park, Illinois 60467.

Property Description: The Subject Property consists of approximately 0.30 acre located on southeast corner of 156th Street and 116th Avenue in Section 18.

Owner: Nicholas and Antigone Giaouris, 15603 116th Avenue, Orland Park, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the rear yard setback from the minimum required 50 feet to a proposed 35 feet. Variance is sought in order to allow for the construction of an elevated deck.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/28/2016

Zoning Board Recommendation date: 9/28/2016

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Steele, to recommend for approval 16-5732. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

16-5733

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-38

Township: Palatine

County District: 14

Property Address: 2136 Thorntree Lane, Palatine, Illinois

Property Description: The Subject Property consists of approximately 0.58 acre located on the west side of Thorntree Lane and approximately 200 feet north of Briarwood Lane in section 35.

Owner: Michelle & Patrick Fonsino, 2136 Thorntree Lane, Palatine, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: The Variation as requested seeks to (1) reduce the front yard setback from the minimum required 40 feet to a proposed 31.6 feet and (2) reduce the right interior side yard setback from 15 feet to an existing 10 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: 10/5/2016

Zoning Board Recommendation date: 10/5/2016

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Steele, to recommend for approval 16-5733. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

ITEMS TO BE RECEIVED AND FILED

16-5734

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 16-29

Township: Maine

County District: 9

Property Address: 9030 North Knight Avenue, Des Plaines, Illinois

Property Description: The Subject Property consists of approximately 0.20 acre located on the east side of North Knight Avenue and approximately 281 feet north of Ballard Road.

Owner: Edwin C. Esguerra, 9030 N. Knight Avenue, Des Plaines, Illinois

Agent/Attorney: Czar Renovations Inc., 7357 W. Addison Street, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: The Variation as requested seeks to reduce the right interior side yard setback from the minimum required 3 feet to an existing 0 feet. The variance is sought in order to bring an existing shed into compliance.

Recommendation: ZBA recommendation to withdraw the item.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/7/2016 and 10/5/2016

Zoning Board Recommendation date: 10/5/2016

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Commissioner Moore, to recommend for receiving and filing 16-5734. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

16-4861

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

RECOMMENDATION OF 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 (and companion SU 1605).

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.

Recommendation: ZBA recommendation to withdraw the item.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/7/2016 and 10/5/2016

Zoning Board Recommendation date: 10/5/2016

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Commissioner Moore, to recommend for receiving and filing 16-4861. The motion carried by the following vote:

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

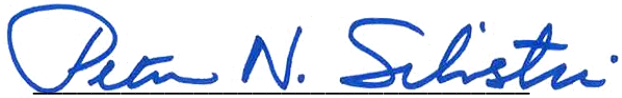
ADJOURNMENT

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

Ayes: Chairman Silvestri, Commissioners Boykin, Butler, Daley, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Sims and Tobolski (13)

Absent: Commissioners Arroyo, Fritchey, Schneider and Suffredin (4)

Respectfully submitted,

Handwritten signature of Dean N. Schister in blue ink.

Chairman

Handwritten signature of Matthew B. D'Leon in blue ink.

Secretary

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