



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

9:00 AM

Wednesday, May 10, 2017

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

ATTENDANCE

Present: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin,
Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)
Absent: Schneider (1)

PUBLIC SPEAKERS

See Attached List of Public Speakers

17-3049

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/22/2017

A motion was made by Commissioner Daley, seconded by Commissioner Steele, to approve 17-3049. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin,
Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)
Absent: Schneider (1)

17-2799

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-07

Township: Leyden

County District: 16

Property Address: 3154 Pearl, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.22 acre located on the southwest corner of North Pearl Avenue and Belmont Avenue.

Owner: Kenneth and Lynda Lewis, 3154 Pearl, Melrose Park, Illinois 60164

Agent/Attorney: Matt Cann, 3154 Pearl, Melrose Park, Illinois 60164

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the corner yard setback from the minimum required 15 feet to an existing 12 feet and (2) reduce the distance between principal and accessory structure from the minimum required 10 feet to a proposed 9 feet. The variance is sought in order to bring existing lot conditions into compliance to allow for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/5/2017

Zoning Board Recommendation date: 4/5/2017

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Commissioner Daley, to recommend for approval 17-2799. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)

Absent: Schneider (1)

17-2885

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-08

Township: New Trier

County District: 13

Property Address: 99 Indian Hill Road, Winnetka, Illinois 60093

Property Description: The Subject Property consists of approximately 1.18 acre located on North Indian Hill Road, approximately 216 feet west of Ridge Road and approximately 772 feet north of Beechwood Avenue.

Owner: Christopher & Peyton Merrill, 99 Indian Hill Road, Winnetka, Illinois 60093

Agent/Attorney: Brian Culliton - Culliton Quinn Landscape Architecture, 1239 W. Cortland, Chicago, Illinois 60614

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence and decorative columns, located in the front and corner yards, from maximum allowed 3 feet to a proposed 6.5 feet.

Recommendation: ZBA Recommendation is that the application be granted with the following conditions: (1) that the entrance columns are constructed to a height of no more than 6.5 feet, (2) that the entrance gates are constructed to a height of no more than 5.5 feet (3) that the boundary fencing is constructed to a height of no more than 5 feet and (4) the interior entrance fencing is constructed to a height of no more than 4 feet, as depicted in architectural drawings submitted to the Zoning Board as evidence.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/5/2017

Zoning Board Recommendation date: 4/5/2017

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Commissioner Morrison, to recommend for approval 17-2885. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)

Absent: Schneider (1)

17-2967

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-10

Township: Orland

County District: 17

Property Address: 11592 Glenview Drive, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.30 acre located on the northwest

corner of Glenview Drive and Creek Crossing Drive.

Owner: James and Gail Jefchak, 11592 Glenview Drive, Orland Park, Illinois 60467

Agent/Attorney: None

Current Zoning: R-6 General Residence District

Intended use: Applicant seeks a variance to increase the height of a fence, located in the corner and rear yards of a through-lot, from the maximum allowed 3 feet to an existing 6 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/19/2017

Zoning Board Recommendation date: 4/19/2017

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Steele, to recommend for approval 17-2967. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)

Absent: Schneider (1)

17-2968

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-09

Township: LaGrange Highlands

County District: 17

Property Address: 5745 South Franklin Avenue, LaGrange Highlands, Illinois 60525

Property Description: The Subject Property consists of approximately 0.47 acre located on the east side of Franklin Avenue and approximately 300 feet north of 58th Place.

Owner: Maribeth Marinich, 5745 South Franklin Avenue, LaGrange Highlands, Illinois 60525

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 a proposed 30 feet and (2) reduce the left interior side yard setback from the minimum required 15 feet to 6 feet. The variance is sought in order to construct an attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/19/2017

Zoning Board Recommendation date: 4/19/2017

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Steele, to recommend for approval 17-2968. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)

Absent: Schneider (1)

17-2969

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-11

Township: Schaumburg

County District: 15

Property Address: 1416 Illinois Street, Schaumburg, Illinois 60173

Property Description: The Subject Property consists of approximately 0.30 acre located on west side of Illinois Street and approximately 101.37 feet south of Morse Avenue.

Owner: Brandon & Traci Garcia, 1242 Remington Road, Suite A, Schaumburg, Illinois 60173

Agent/Attorney: John Pikarski Esq., 55 W. Monroe, Suite 1700, Chicago, Illinois 60603

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) increase the FAR from the maximum allowed 0.25 to a proposed 0.33, (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet and (3) reduce the lot area from the minimum required 40,000 square feet to an existing 13,231 square feet. The variance is sought in order to bring existing conditions into compliance and to allow for the

construction of a single family residential dwelling on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/19/2017

Zoning Board Recommendation date: 4/19/2017

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Commissioner Morrison, to recommend for approval 17-2969. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)

Absent: Schneider (1)

17-2970

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-12

Township: Wheeling

County District: 9

Property Address: 408 North River Road, Mount Prospect, Illinois 60056 & 410 North River Road, Mount Prospect, Illinois 60056

Property Description: The Subject Property consists of approximately 1.27 acre located on west side of River Road and approximately 250 feet north of Gregory Street.

Owner: Domenico Fragale, 1301 Mulberry, Mount Prospect, Illinois 60056

Agent/Attorney: None

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a variance to increase the height of a fence located in the front yard from the maximum allowed 3 feet to a proposed 6 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/19/2017

Zoning Board Recommendation date: 4/19/2017

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Steele, to recommend for approval 17-2970. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)

Absent: Schneider (1)

17-2971

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-13

Township: Maine

County District: 9

Property Address: 3203 Wald Street, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.25 acre located on the southeast corner of Wald Street and Harrison Street.

Owner: Linda Fiermuga, 3203 Wald Street, Glenview, Illinois 60025

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) increase the height of a fence in the corner yard from the maximum allowed 3 feet to a proposed 6 feet and (2) reduce the corner side yard setback from the minimum required 10 feet to an existing 6.5 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/19/2017

Zoning Board Recommendation date: 4/19/2017
County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Steele, to recommend for approval 17-2971. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)
Absent: Schneider (1)

17-2972

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 15-04 & Variation V 15-01

Township: Palos

County District: 17

Property Address: 12700 S. 87th Avenue, Palos Park, Illinois

Property Description: The Subject Property consists of approximately 1.09 acres located on the southwest corner of west 127th and south 87th Avenue.

Owner: John Coghlan (Robert O'Neill), 10333 S. California, Chicago, Illinois 60655

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Application as approved, sought a Special Use for a PUD to build a single family home with attached garage on a parcel designated as an environmentally sensitive area and a companion variation to reduce the front yard setback from the minimum required 40 feet to 25 feet.

Recommendation: ZBA Recommendation is that the application be granted a one year extension of time.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/19/2017

Zoning Board Recommendation date: 4/19/2017

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Commissioner Morrison, to recommend

for approval 17-2972. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin,
Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)
Absent: Schneider (1)

17-2983

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 17-02

Township: Northfield

County District: 14

Property Address: 1613 Techny Road, Northbrook, IL 60062

Property Description: The Subject Property consists of approximately 0.76 acres located on the south side of Techny Road and approximately 827 feet west of the C & NW Railway in Section 15.

Owner: Salvatore & Rosa Cullotta - M.S. Cullotta Landscaping Inc., 2584 Joshua Lane, Northbrook, Illinois 60062

Agent/Attorney: Paul Kolpak, Kolpak, Lerner & Grcic, 6767 N. Milwaukee Avenue, Suite 202, Niles, Illinois 60714

Current Zoning: R-4 Single Family Residence District

Intended use: The applicant seeks a Special Use for Unique Use for the operation of a landscaping business in Section 15 of Northfield Township.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/1/2017

Zoning Board Recommendation date: 4/19/2017

County Board extension granted: N/A

A motion was made by Commissioner Steele, seconded by Commissioner Morrison, to recommend for approval 17-2983. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Fritchey, Gainer, García, Goslin,
Moody, Moore, Morrison, Steele, Suffredin and Tobolski (16)
Absent: Schneider (1)

17-2310

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 17-01

Township: Northfield & Wheeling

County District: 9

Property Address: 9800 East Central Road, Des Plaines, Illinois

Property Description: The Subject Property is a 160 acre site located at 9800 East Central Road, Des Plaines, Wheeling and Northfield Township.

Owner: Catholic Bishop of Chicago, 1400 S. Wolf Road, Hillside, Illinois 60162

Agent/Attorney: Patriot Acres LLC, 611 Milwaukee Suite 185, Glenview, Illinois 60025

Current Zoning: I-I Industrial Restricted District

Intended use: Applicant seeks a Special Use for a Unique Use in an I-I Industrial Restricted District to establish an organic materials recycling facility which will convert landscape trimmings and food scraps into high quality compost in Section 31 of Northfield Township and Section 36 of Wheeling Township.

Recommendation: ZBA Recommendation of approval with a condition that the site used be limited to 25 acres.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/15/2017

Zoning Board Recommendation date: 03/15/2017

County Board extension granted: N/A

A motion was made by Commissioner Suffredin, seconded by Commissioner Steele, to recommend for approval as amended 17-2310 pursuant to Section 13.8.10 of the Cook County Zoning Ordinance, to impose conditions and restrictions upon this special use to assure compliance with the standards and requirements of this ordinance. In addition to the conditions recommended by the Zoning Board of Appeals, including the applicant's agreed hours of operation for the site, the applicant must comply with the provisions set forth in Section 6.2.9(e) of the Zoning Ordinance which allows for enforcement of nuisances by the Cook County Department of Environmental Control. Nuisances include, but are not limited to, excessive noise, excessive vibrations, smoke and particulate matter, toxic matter, noxious and odorous matter, fire and explosive hazards and glare and heat. In addition, the applicant must secure a permit from the Illinois Environmental

Protection Agency and the Metropolitan Water Reclamation District of Greater Chicago and any other applicable governmental agencies to operate an industrial composting facility. The motion carried by the following vote:

Ayes: Sims, Arroyo, Boykin, Butler, Daley, García, Moody, Moore, Steele, Suffredin and Tobolski (11)

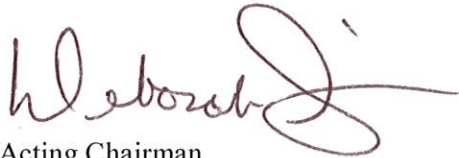
Nayes: Goslin and Morrison (2)

Absent: Fritchey, Gainer and Schneider (3)

NOTE: Commissioner Silvestri recused himself from all deliberation and consideration of File ID 17-2310 and did not vote on any motions relative to File ID 17-2310.

ADJOURNMENT

Respectfully submitted,



Acting Chairman



Secretary

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