



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

**10:00 AM**

**Wednesday, June 7, 2017**

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

**ATTENDANCE**

**Present:** Silvestri, Sims, Boykin, Butler, Daley, Fritchey, García, Goslin, Moody, Moore,  
Morrison, Schneider, Suffredin and Tobolski (14)  
**Absent:** Arroyo, Gainer and Steele (3)

**PUBLIC TESTIMONY**

**Chairman Sims asked the Secretary to the Board to call upon the registered public speakers, in Accordance with Cook County Code.**

1. George Blakemore - Concerned Citizen

**17-3649**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/10/2017

**A motion was made by Vice Chairman Sims, seconded by Commissioner Moody, to approve 17-3649. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Fritchey, García, Goslin, Moody, Moore,  
Morrison, Schneider, Suffredin and Tobolski (14)  
**Absent:** Arroyo, Gainer and Steele (3)

**17-3238**

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

## **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Special Use SU 17-03

Township: Wheeling

County District: 9

Property Address: 430 N. River Road, Mount Prospect, Illinois 60056

Property Description: The subject property is 1.46 acre located on the southwest corner of Morrison Avenue and River Road in Section 36 of Wheeling Township.

Owner: Michele Nitti, 430 N. River Road, Mount Prospect, Illinois 60056

Agent/Attorney: Domenico Nitti, 430 N. River Road, Mount Prospect, Illinois 60056

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Special Use for Unique Use to operate a cement works business with parking and storage of vehicles and equipment.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/15/2017

Zoning Board Recommendation date: 5/3/2017

County Board extension granted: N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Boykin, to recommend for approval 17-3238. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Fritchey, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (14)

**Absent:** Arroyo, Gainer and Steele (3)

**17-3239**

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

## **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-14

Township: Orland

County District: 17

Property Address: 16629 Orange Avenue, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.22 acre located on east side of Orange Avenue and approximately 364 feet north of 167th Street in Section 20.

Owner: BSLB, LLC, P.O. Box 16, Willow Springs, Illinois 60480

Agent/Attorney: Joe Kearney, 2634 Essington Road, #266, Joliet, Illinois 60435

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to a proposed 9 feet, (3) reduce the lot area from the minimum required 20,000 square feet to an existing 9,917 square feet and (4) reduce the lot width from 100 feet to an existing 75 feet. The variance is sought in order to construct a single family residential dwelling with attached garage.

Recommendation: ZBA Recommendation is that the application be denied.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/3/2017

Zoning Board Recommendation date: 5/3/2017

County Board extension granted: N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Boykin, to recommend for approval 17-3239. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Fritchey, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (14)

**Absent:** Arroyo, Gainer and Steele (3)

**17-3240**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-15

Township: Palatine

County District: 14

Property Address: 343 North Elmwood Lane, Palatine, Illinois 60067

Property Description: The Subject Property consists of approximately 0.69 acre located on east side of North Elmwood Lane and approximately 370 feet south of Park Drive in Section 35.

Owner: Red Ribbon Homes LLC., 3330 Dundee Road, Northbrook, Illinois 60062

Agent/Attorney: Marlex LLC. Alex Shapiro, 818 Pinto Lane, Northbrook, Illinois 60062

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the front yard setback from the minimum required 33 feet (20% of lot depth) to an existing 25.17 feet. The variance is sought in order to bring existing lot conditions into compliance and allow for the remodel of the existing single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/3/2017

Zoning Board Recommendation date: 5/3/2017

County Board extension granted: N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Boykin, to recommend for approval 17-3240. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Fritchey, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (14)

**Absent:** Arroyo, Gainer and Steele (3)

**17-3440**

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

## **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-16

Township: Northfield

County District: 14

Property Address: 1852 Highland Avenue, Northbrook Illinois 60062

Property Description: The Subject Property consists of approximately 0.23 acre located on west side of Highland Avenue and approximately 80 feet north of North Garden Street in Section 17.

Owner: Oak Tree Restoration Inc., P. O. Box 3273, Barrington, Illinois 60011

Agent/Attorney: Davies & Son Construction, Inc. 4605 Barreville Road, Crystal Lake, Illinois 60012

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 a proposed 5.1 feet and (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 9.8 feet. The variance is sought in order to bring existing lot conditions into compliance and construct an attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/17/2017

Zoning Board Recommendation date: 5/17/2017

County Board extension granted: N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Boykin, to recommend for approval 17-3440. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Fritchey, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (14)

**Absent:** Arroyo, Gainer and Steele (3)

#### **ADJOURNMENT**

**A motion was made by Vice Chairman Sims, seconded by Commissioner Boykin, to adjourn the meeting [FILE\_NR]. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Fritchey, García, Goslin, Moody, Moore,

Morrison, Schneider, Suffredin and Tobolski (14)

**Absent:** Arroyo, Gainer and Steele (3)

Respectfully submitted,

A handwritten signature in blue ink, reading "Matthew B. DeLeon". The signature is fluid and cursive, with the first name "Matthew" written in a more stylized, connected manner.

Chairman

Secretary

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

A handwritten signature in blue ink, reading "Deborah". The signature is cursive, with the first name "Deborah" written in a clear, flowing script, followed by a stylized last name.