



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

10:00 AM

Wednesday, June 28, 2017

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

ATTENDANCE

Present: Silvestri, Sims, Boykin, Butler, Daley, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider and Suffredin (13)

Absent: Arroyo, García and Tobolski (3)

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

17-4048

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/7/2017

A motion was made by Commissioner Daley, seconded by Commissioner Schneider, to approve 17-4048. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider and Suffredin (13)

Absent: Arroyo, García and Tobolski (3)

17-3828

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-18

Township: Northfield

County District: 14

Property Address: 3029 Applegate Lane, Glenview Illinois 60025

Property Description: The Subject Property consists of approximately 0.25 acre located on the west side of Applegate Lane and approximately 22.5 feet south of Applegate Road in Section 33.

Owner: Steven Chapman, 3029 Applegate Lane, Glenview Illinois 60025

Agent/Attorney: None

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 8.83 feet and (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 7.97 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: 6/7/2017

Zoning Board Recommendation date: 6/7/2017

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Schneider, to recommend for approval 17-3828. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider and Suffredin (13)

Absent: Arroyo, García and Tobolski (3)

17-3829

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-19

Township: Orland

County District: 17

Property Address: 7866 Silver Court, Orland Park Illinois 60462

Property Description: The Subject Property consists of approximately 0.49 acre located on north side of Silver Court and approximately 118 feet east of Meadow Lane in Section 12.

Owner: Monika Mszal-Urbaniak, 8350 W. 93rd Street, Hickory Hills, Illinois 60457

Agent/Attorney: Anna Lukaszczyk, 8642 S. Menard, Burbank, Illinois 60459

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 20,715 square feet and (2) reduce the lot width from the minimum required 150 feet to an existing 119 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 with attached garage on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/7/2017

Zoning Board Recommendation date: 6/7/2017

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Schneider, to recommend for approval 17-3829. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider and Suffredin (13)

Absent: Arroyo, García and Tobolski (3)

17-3830

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-20

Township: Northfield

County District: 14

Property Address: 704 Glendale Road, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.25 acre located on west side of Glendale Road and approximately 473 feet south of Linneman Street in Section 33.

Owner: Todd and Tammy Cornwell, 704 Glendale Road, Glenview, Illinois 60025

Agent/Attorney: Jim Dunne (Rite-Way Construction), 904 S. Roselle Road, Suite 108, Schaumburg, Illinois 60193

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 10 feet to an existing 7.9 feet and (2) reduce the right interior side yard setback from the minimum required 10 feet to an existing ~~7.9~~ 7.8 feet. The variance is sought in order to allow for the construction of an addition to a single family residential dwelling.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/7/2017

Zoning Board Recommendation date: 6/7/2017

County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Schneider, to recommend for approval 17-3830. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider and Suffredin (13)

Absent: Arroyo, García and Tobolski (3)

ADJOURNMENT

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

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider and Suffredin (13)

Absent: Arroyo, García and Tobolski (3)

Respectfully submitted,

Handwritten signature of Peter N. Silvestri in blue ink, with a stylized 'SV' monogram below it.

Chairman

Handwritten signature of Matthew B. Daley in blue ink.

Secretary

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