



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

10:00 AM

Wednesday, October 11, 2017

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

ATTENDANCE

Present: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

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

17-5532

COMMITTEE MINUTES

Approval of the minutes from the meeting of 9/13/2017

A motion was made by Commissioner Moody, seconded by Commissioner Deer, to approve 17-5532. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

17-5235

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-30

Township: Palos

County District: 17

Property Address: 8401 Paloma Drive, Orland Park, Illinois 60462

Property Description: The Subject Property consists of approximately 0.50 acre located on the northwest corner of Paloma Drive and 84th Avenue in Section 35.

Owner: Steven Assmus, 8401 Paloma Drive, Orland Park, Illinois 60462

Agent/Attorney: Paul Hardison, 10511 W. Hillcrest Drive, Palos Park, Illinois 60464

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 37.5 feet. The request is sought in order to allow for the construction of a residential addition and attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/6/2017

Zoning Board Recommendation date: 9/6/2017

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 17-5235. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

17-5236

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-32

Township: Stickney

County District: 16

Property Address: 5001 South Lotus, Stickney, Illinois 60638

Property Description: The Subject Property consists of approximately 0.14 acre located on the southeast corner of 50th Street and Lotus Avenue in Section 09.

Owner: Michael Pac, 5001 South Lotus, Stickney, Illinois 60638

Agent/Attorney: Maureen Neumann, 1947 N. Lincoln, Chicago, Illinois 60614

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 10,000 square feet to an existing 5,907 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 47 feet, (3) reduce the left corner side yard setback from the minimum required 15 feet to an existing 3.57 feet and (4) increase the height of a fence located in the front yard from the maximum allowed 3 feet to the an existing 5 feet. The variance is sought in order to bring the existing lot conditions into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/6/2017

Zoning Board Recommendation date: 9/6/2017

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 17-5236. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

17-5461

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-33

Township: Northfield

County District: 14

Property Address: 3904 Oak Avenue, Northbrook, Illinois 60062

Property Description: The Subject Property consists of approximately 0.46 acre located on north side of Oak Avenue and approximately 500 feet west of Cumberland Avenue in Section 07.

Owner: Oak Builders LLC., 50 Lakeview Parkway, Vernon Hills, Illinois 60061

Agent/Attorney: Karl Samoylov, 50 Lakeview Parkway, Vernon Hills, Illinois 60061

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of a fence and columns located in the front yard from the maximum allowed 3 feet to a proposed ~~5.67~~ 6.36 feet

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/20/2017

Zoning Board Recommendation date: 9/20/2017

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 17-5461. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

17-5462

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V -17-34

Township: Northfield

County District: 14

Property Address: 603 Hillside Road, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.29 acre located on east side of Hillside Road and approximately 65 feet north of Central Road in Section 33.

Owner: Andrew Stoll, 603 Hillside Road, Glenview, Illinois 60025

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the left interior side yard setback from the minimum required 10 feet to an existing 2.47. The variance is sought in order to bring existing lot conditions into compliance to allow for the construction of a reconfigured attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/20/2017

Zoning Board Recommendation date: 9/20/2017

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 17-5462. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

17-5463

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-36

Township: Stickney

County District: 16

Property Address: 4901 South Lorel Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.086 acre located on southeast corner of West 49th Street and South Lorel in Section 09.

Owner: Lucino Hernandez, 4901 S. Lorel Avenue, Chicago, Illinois 60638

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 3,773 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 30 feet, (3) reduce the left corner side yard setback from the minimum required 15 feet to an existing 0.59 feet, (4) reduce the right interior side yard setback from the minimum required 10 feet to an existing 5 feet and (5) reduce the front yard setback from the minimum required 25.15 feet (20% of lot depth) to a proposed 10 feet. The variance is sought in order to (1) bring existing lot conditions into compliance and (2) allow for the construction of a front porch.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 9/20/2017

Zoning Board Recommendation date: 9/20/2017

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 17-5463. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

17-5239

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 17-04

Township: Bremen

County District: 5

Property Address: 18027 South Crawford Avenue, Homewood, Illinois 60430

Property Description: The Subject Property consists of 1.29 acres located on the east side of Crawford Avenue at the intersection of Crawford and Soleri Drive, Section 35.

Owner: Peter & Donna Aleck as Trustees of Aleck Trusts, 18027 South Crawford Avenue, Homewood, Illinois 60430

Agent/Attorney: Desmond Patrick Curran Esq., 120 W. 22nd Street, Suite 100, Oakbrook, Illinois 60523.

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Special Use for a Unique Use to operate a commercial plumbing business in Section 35 of Bremen Township.

Recommendation: ZBA Recommendation is of approval.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/19/2017

Zoning Board Recommendation date: 9/6/2017

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 17-5239. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

16-1178

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU-15-08

Township: Elk Grove

County District: 9

Property Address: 1200 Dempster Street, Mount Prospect, Illinois

Property Description: The parcel is located on the southeast corner of Dempster Street and Linneman Road.

Owner: United Airlines, Inc., Corp. Real Estate

Agent/Attorney: Scott Linn Esq., Law Office of Scott J. Linn, 711 Pintail Street, Deerfield, Illinois.

Current Zoning: C-7 Office/Research Park District

Intended use: Applicant seeks to operate a parking facility for trucks, other on-road vehicles and trailer trucks over 1.5 tons.

Recommendation: ZBA Recommendation is to Approve with Conditions

Conditions: Conditions are as follows:

- 1) Applicant to prohibit truck drivers from sleeping in trucks or otherwise on Subject Property.
- 2) Applicant to secure dumpster area such that only Applicant's personnel shall have access to it.
- 3) Applicant to prohibit trucks from idling on the Subject Property in excess of 10 minutes.
- 4) Applicant to install one or more security cameras on Subject Property.
- 5) Applicant to maintain personnel on Subject Property 24 hours a day, seven days a week.

- 6) Applicant to promptly repair and/or remediate any damage to asphalt on the Subject Property.
- 7) Applicant to install a vinyl mesh screening around perimeter of the entire Subject Property to block truck headlights from shining on residential properties.
- 8) Applicant to post a sign on the exterior portion of the electronic gate at its northern-most entry/exit point on Linneman Road which will read: "DO NOT ENTER".
- 9) Applicant to direct all truck traffic towards the Subject Property's southern-most entry/exit access point also located on Linneman Road and post a sign on the interior portion of the electronic gate which will state: "NO RIGHT TURNS ALLOWED".
- 10) Applicant to install an electronic gate at the at the southern-most exit/entry access point which is located on Linneman Road.
- 11) Applicant shall install porto-lets, dumpsters and a security trailer in conformance with the Site Plan presented to the Village of Mount Prospect on 12/10/2015.
- 12) Applicant to prohibit loading or unloading of trucks and any deliveries to the Subject Property.

Objectors: On 11/23/2015, the ZBA received from the Village of Mount Prospect a formal written Protest objecting to the granting of the Special Use.

History:

Zoning Board Hearing: 11/4/2015
 Zoning Board Recommendation date: 1/6/2016
 County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Commissioner Schneider, to recommend for receiving and filing 16-1178. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

ADJOURNMENT

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

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Arroyo and Moore (2)

Respectfully submitted,

Handwritten signature of Peter N. Schistler 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>.