



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

**10:00 AM**

**Wednesday, November 15, 2017**

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

**ATTENDANCE**

**Present:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**PUBLIC TESTIMONY**

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

- 1) Joe Kearney Joliet, Illinois
- 2) John Tomaskovic Lemont, Illinois
- 3) Kathy Henrikson Lemont Township
- 4) George Blakemore Chicago, Illinois
- 5) Steven Rosendahl Lemont Township
- 6) Matthew Norton Burke, Warren, MacKay & Serritella
- 7) Jeanette Daubaras Lemont Township
- 8) Matthew Hedger Lemont Township

**17-6156**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/11/2017

**A motion was made by Commissioner Moody, seconded by Commissioner Deer, to approve 17-6156. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)  
**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**17-5836**

**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 60067

**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 60067

**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 the proposed 31.6 feet and (2) reduce the right interior side yard setback from the minimum required 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 a one year extension of time.

**Conditions:** None

**Objectors:** None

**History:**

**Zoning Board Hearing:** 10/18/2017

**Zoning Board Recommendation date:** 10/18/2017

**County Board extension granted:** N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Suffredin, to recommend for approval 17-5836. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)  
**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**17-5838**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 17-38

**Township:** Lemont

**County District:** 17

**Property Address:** 12490 Spyglass Court, Lemont, Illinois 60439

**Property Description:** The Subject Property consists of approximately 2.53 acres located on the west side of Spyglass Court and approximately 170 feet north of Ruffled Feathers Drive in Section 27.

**Owner:** Monika & Stanislaw Rusin, 9232 N. Jicare Drive, Justice, Illinois 60458

**Agent/Attorney:** None

**Current Zoning:** R-3 Single Family Residence District

**Intended use:** Applicant seeks a variance to reduce the left interior side yard setback from the minimum required 15 feet to an existing 12.23 feet. The variance is sought in order to bring existing lot conditions into zoning compliance to allow for the construction of an addition to a single family residential dwelling.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

**Zoning Board Hearing:** 10/18/2017

**Zoning Board Recommendation date:** 10/18/2017

**County Board extension granted:** N/A

**A motion was made by Commissioner Moody, seconded by Commissioner Morrison, to recommend for approval 17-5838. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**17-5839**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals  
**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**  
**Request:** Variation V 17-39

**Township:** Hanover

**County District:** 15

**Property Address:** 1525 East Chicago Street, Elgin, Illinois 60120

**Property Description:** The Subject Property consists of approximately 0.99 acre located on south side of Chicago Street and approximately 512 feet west of Littleton Tr in Section 20.

**Owner:** Migel Alanis, 1525 East Chicago Street, Elgin, Illinois 60120

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to: (1) increase the height a fence, located in the front yard setback, from the maximum allowed 3 feet to a proposed 6.25 feet, (2) reduce the front yard setback from the minimum required 40 feet to an existing 8.5 feet and (3) reduce the right interior side yard setback from the minimum required 15 feet to an existing 10.4 feet. The variance is sought in order to bring existing lot conditions into zoning compliance in order to obtain a building permit for an existing fence, an existing shed and a proposed ornamental gate.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

**Zoning Board Hearing:** 10/18/2017

**Zoning Board Recommendation date:** 10/17/2017

**County Board extension granted:** N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Morrison, to recommend for approval 17-5839. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**17-5840**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 17-40

Township: Lyons

County District: 17

Property Address: 1518 West Plainfield Road, LaGrange Highlands, Illinois 60525

Property Description: The Subject Property consists of approximately 0.37 acre located on the north side of Plainfield Road and approximately 230 feet south of Willowsprings Road in Section 17.

Owner: Marc & Ann Bibeau, 1518 West Plainfield Road, 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 lot area from the minimum required 20,000 square feet to an existing 16,000 square feet and (2) reduce the front yard setback from the minimum required 32 feet (20% of lot depth) to an existing 30 feet. The variance is sought in order to bring existing lot conditions into zoning compliance and allow for the construction of residential additions to a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/18/2017

Zoning Board Recommendation date: 10/18/2017

County Board extension granted: N/A

**A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to recommend for approval 17-5840. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**17-6114**

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

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

Request: Variation V 17-37

Township: Leyden

County District: 16

Property Address: 856 Rowlett Street, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.19 acre located on southwest corner of Diversey Avenue and North Rowlett Avenue in Section 29.

Owner: Alejandro Perez, 856 Rowlett Street, Melrose Park, Illinois 60164

Agent/Attorney: Lisa Casas - On Time Expediting, no address provided

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 8,357 square feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 9.2 feet and (3) reduce the rear yard setback from the minimum required 40 feet to an existing 6.7 feet. The variance is sought in order to bring the existing lot conditions into zoning compliance and for the construction of an attached 3-car garage addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/1/2017

Zoning Board Recommendation date: 11/1/2017

County Board extension granted: N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Schneider, to recommend for approval 17-6114. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**17-6115**

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

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

Request: Variation V 17-41

Township: New Trier

County District: 13

Property Address: 1136 Hill Road, Winnetka, Illinois 60093

Property Description: The Subject Property consists of approximately 0.44 acre located on the south side of Winnetka Road and approximately 500 feet west of West Woodley Way in Section 29.

Owner: Nathan and Suzi Beu, 1136 Hill Road, Winnetka, Illinois 60093

Agent/Attorney: Matthew Kustusch  
MKA Architecture Design Group, LLC., 934 Appletree Lane, Deerfield, Illinois 60015

Current Zoning: R-3 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 an existing 2.227 feet, (2) reduce the rear yard setback from the minimum required 50 feet to an existing 16.87 feet and (3) increase the Floor Area Ratio (F.A.R.) from maximum allowed 0.15 to a proposed 0.19. The variance is sought in order to bring existing conditions into zoning compliance to allow for the construction of an attached 3 car garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/1/2017

Zoning Board Recommendation date: 11/1/2017

County Board extension granted: N/A

**A motion was made by Commissioner Daley, seconded by Commissioner Schneider, to recommend for approval 17-6115. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

#### **17-6116**

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

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

Request: Variation V 17-42

Township: Stickney

County District: 16

Property Address: 4827 South Lockwood Avenue, Chicago, Illinois 60638

Property Description: The Subject Property consists of approximately 0.18 acre located on the east side of Lockwood Road and approximately 180 feet north of ~~50th~~ 49th Street in Section 29.

Owner: Janina Wargacki, 8832 S. Pleasant Avenue, Hickory Hills, Illinois

Agent/Attorney: Jose L. Espejo, Studio Arq, 329 W. 18th Street, Suite 904 A, Chicago, Illinois

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 3 feet. The variance is sought in order to bring existing conditions into zoning compliance following fire damage.

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

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/1/2017

Zoning Board Recommendation date: 11/1/2017

County Board extension granted: N/A

**A motion was made by Commissioner Daley, seconded by Commissioner Schneider, to recommend for approval 17-6116. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

**17-5882**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Special Use & Variation SU 17-05 & V 17-14

Township: Orland

County District: 17

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

Property Description: The subject property is approximately 0.23 acres located on the 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: Joseph Kearney, 2364 Essington Road, #266, Joliet, Illinois 60435

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Special Use for a Planned Unit Development and a variance to allow for the development of a single family residential dwelling within an environmentally sensitive area as designated by the Cook County Comprehensive Land Use and Policies Plan. The variance requests 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, in Section 20 of Orland Township.

Recommendation: ZBA Recommendation is of Denial.

Conditions: None

Objectors: James McCann (President of Alpine Hts. Homeowners Assoc.), 16512 Grant Avenue, Orland Park, Kurt Martinson, 16622 Lea Avenue, Orland Park, Frank Kociper, 16635 S. Orange, Orland Park, Unnamed Owner (Letter), 16641 Orange Avenue, Orland Park, Tim Greznia (email), 16634 Lee Avenue, Orland Park, Michael and Kathleen Craft (Letter), 16647 Orange Avenue, Orland Park, Colleen Bueche (email)

History:

Zoning Board Hearing: 9/6/2017

Zoning Board Recommendation date: 10/18/2017

County Board extension granted: N/A

### **Recommend for deferral**

**17-5883**

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

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

Request: Map Amendment MA 17-01

Township: Lemont

County District: 17

Property Address: 16548 and 16572 New Avenue, Lemont, Illinois 60439

Property Description: The subject property consists of approximately 9.716 acres. The subject property measures 704.12 feet on the north line, 653.76 feet on the east line, 704.31 on the south line, and 651.99 on the west line. The subject property is located on the south side of New Avenue.

Owner: J.P. McMahon Properties, LLC, Jim McMahon, 350 Blackstone Avenue, LaGrange, Illinois 60525

Agent/Attorney: Matthew Norton Esq., Burke, Warren, MacKay & Serritella, P.C., 330 N. Wabash Avenue, 21st Floor, Chicago, Illinois 60611

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the subject property from an R-4 Single Family Residence District to an I-4 Motor Freight Terminal District to construct a truck terminal property with a motor freight terminal facility in Section 30.

Recommendation: ZBA Recommendation is of Approval.

Conditions: None

Objectors: Thomas Ballard, Lemont - Director of Emergency Management, Ken McCafferty, Village of Lemont Trustee, Steve Rosenthal, Supervisor of Lemont Township (Address: 104 Doolin, Lemont, IL), Jeanette Daubaras, 13490 Derby Rd., Lemont, IL., Neal Smith, Lemont Township Attorney (Attorneys at Law: Robbins, Swartz) 631 E. Boughton Rd., Bolingbrook, IL., Rick Moore, 12305 S. New Avenue, Lemont, IL., Paul Kromray, 870 Kromray Rd., Lemont, IL., Rick Admaski, Lemont resident, Joseph Selbka, 1027 E. Grissom Dr., Lemont, IL., Kathy Hendrickson, 1321 Chestnut Crossing, Lemont, IL., John Tomaskovic, 16470 New Avenue, Lemont, IL., John McMahon, 12330 Briarcliffe, Lemont, IL., Dan Merrion, Coldwell Banker, John and Barb Bannon, Lemont resident, Benjamin DeAnda, Fire Marshall, Lemont Fire Protection District, Karen Knack, Lemont Township - Ordinance (10/12/17), Village of Lemont (10/13/17),

History:

Zoning Board Hearing: 9/13/2017

Zoning Board Recommendation date: 10/18/2017

County Board extension granted: N/A

**A motion was made by Commissioner Suffredin, seconded by Commissioner Deer, to recommend for deferral 17-5883. The motion failed by the following vote:**

**Ayes:** Gainer and Suffredin (2)

**Nayes:** Silvestri, Sims, Arroyo, Boykin, García, Moody, Morrison and Schneider (8)

**Present:** Daley and Deer (2)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

### **17-5883**

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

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

Request: Map Amendment MA 17-01

Township: Lemont

County District: 17

Property Address: 16548 and 16572 New Avenue, Lemont, Illinois 60439

Property Description: The subject property consists of approximately 9.716 acres. The subject property measures 704.12 feet on the north line, 653.76 feet on the east line, 704.31 on the south line, and 651.99 on the west line. The subject property is located on the south side of New Avenue.

Owner: J.P. McMahon Properties, LLC, Jim McMahon, 350 Blackstone Avenue, LaGrange, Illinois 60525

Agent/Attorney: Matthew Norton Esq., Burke, Warren, MacKay & Serritella, P.C., 330 N. Wabash Avenue, 21st Floor, Chicago, Illinois 60611

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the subject property from an R-4 Single Family Residence District to an I-4 Motor Freight Terminal District to construct a truck terminal property with a motor freight terminal facility in Section 30.

Recommendation: ZBA Recommendation is of Approval.

Conditions: None

Objectors: Thomas Ballard, Lemont - Director of Emergency Management, Ken McCafferty, Village of Lemont Trustee, Steve Rosenthal, Supervisor of Lemont Township (Address: 104 Doolin, Lemont, IL), Jeanette Daubaras, 13490 Derby Rd., Lemont, IL., Neal Smith, Lemont Township Attorney (Attorneys at Law: Robbins, Swartz) 631 E. Boughton Rd., Bolingbrook, IL., Rick Moore, 12305 S. New Avenue, Lemont, IL., Paul Kromray, 870 Kromray Rd., Lemont, IL., Rick Admaski, Lemont resident, Joseph Selbka, 1027 E. Grissom Dr., Lemont, IL., Kathy Hendrickson, 1321 Chestnut Crossing, Lemont, IL., John Tomaskovic, 16470 New Avenue, Lemont, IL., John McMahon, 12330 Briarcliffe, Lemont, IL., Dan Merrion, Coldwell Banker, John and Barb Bannon, Lemont resident, Benjamin DeAnda, Fire Marshall, Lemont Fire Protection District, Karen Knack, Lemont Township - Ordinance (10/12/17), Village of Lemont (10/13/17),

History:

Zoning Board Hearing: 9/13/2017

Zoning Board Recommendation date: 10/18/2017

County Board extension granted: N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Schneider, to recommend for disapproval and deny application 17-5883. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Gainer, García, Moody, Morrison and Schneider (9)

**Present:** Daley, Deer and Suffredin (3)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

### **ADJOURNMENT**

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

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Gainer, García, Moody, Morrison, Schneider and Suffredin (12)

**Absent:** Butler, Fritchey, Goslin, Moore and Tobolski (5)

Respectfully submitted,

A handwritten signature in blue ink, reading "Matthew B. DeLeon".

Chairman

Secretary

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