



**Board of Commissioners of Cook County
Board of Commissioners**

Minutes of the Zoning and Building Committee

10:00 AM

Wednesday, March 14, 2018

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

ATTENDANCE

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

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

18-2597

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/7/2018

A motion was made by Commissioner Morrison, seconded by Commissioner Butler, to approve 18-2597. The motion carried by the following vote:

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

18-2579

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-04

Township: Orland

County District: 17

Property Address: 13765 Santa Fe Trail, Orland Park, Illinois 60467

Property Description: The Subject Property consists of approximately 0.3 acre located on the northeast corner of Stagecoach Road and Santa Fe Trail, in Section 6.

Owner: Joseph & Beth Kruizenga, 13765 Santa Fe Trail, Orland Park, Illinois 60467

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of the fence located in the property's corner side yard from the maximum allowed 3 feet to an already existing 6 feet. The variance is necessary to bring the fence into compliance with the Zoning Ordinance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/7/2018 and 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Goslin, to recommend for approval 18-2579. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Garcia, Goslin, Moody, Moore, Morrison, Schneider and Tobolski (16)

Absent: Suffredin (1)

18-2581

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-05

Township: Leyden

County District: 16

Property Address: 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.2 acres located on the south side of Fullerton Avenue approximately 90 feet east of Geneva Avenue in Section 32.

Owner: Raymond Santowski Living Trust #8002371408, 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Agent/Attorney: Raymond Santowski, 10517 West Fullerton Avenue, Melrose Park, Illinois 60164

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the front yard setback requirement from the minimum required 30 feet setback to an existing 22.18 foot setback, (2) reduce the right interior side yard requirement from the minimum required 10 feet setback to an existing 8.46 feet and (3) reduce the bulk requirements for an accessory structure located in the left interior side yard from the minimum required 3 foot setback to an existing 2.74 foot setback. The variance is necessary in order to bring a preexisting residential dwelling and accessory detached garage into compliance with the Cook County Zoning Ordinance for the purposes of obtaining an after-the-fact building permit.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/7/2018 and 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

A motion was made by Commissioner Morrison, seconded by Commissioner Goslin, to recommend for approval 18-2581. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Garcia, Goslin, Moody, Moore, Morrison, Schneider and Tobolski (16)

Absent: Suffredin (1)

18-2582

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals
RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Variation V 18-06

Township: Northfield

County District: 14

Property Address: 2908 Linneman Street, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.23 acres located on the north side of Linneman Street approximately 160 feet west of Huber Lane in Section 33.

Owner: Glenwood Crossing Development, LLC., 609 Glenshire Road, Glenview, Illinois 60025.

Agent/Attorney: Andrzej Koleda, 609 Glenshire Road, Glenview, Illinois 60025

Current Zoning: R-5 Single Family Residence Distric

Intended use: Applicant seeks a variance to reduce the front yard setback requirement from the minimum required 28.12 feet (20% of lot depth) to an existing 25.1 feet. The variance is necessary in order to bring a preexisting front porch into compliance with the Cook County Zoning Ordinance for the purpose of obtaining an after-the-fact building permit.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:
Zoning Board Hearing: 2/7/2018 and 3/7/2018
Zoning Board Recommendation date: 3/7/2018
County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Morrison, to recommend for approval 18-2582. The motion carried by the following vote:

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

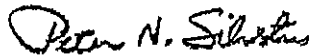
ADJOURNMENT

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

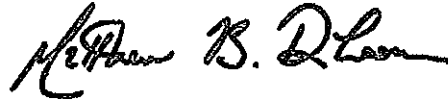
Ayes: Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider and Tobolski (16)

Absent: Suffredin (1)

Respectfully submitted,



Chairman



Secretary

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