



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

**Wednesday, September 12, 2018**

**10:00 AM**

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

**ATTENDANCE**

**Present:** Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider and Suffredin (14)

**Absent:** Arroyo, Garcia and Tobolski (3)

**PUBLIC TESTIMONY**

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

1. George Blakemore

18-5798

**Sponsored by:** Board of Commissioners, Cook County Board Of Commissioners

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 7/25/2018

**A motion was made by Vice Chairman Sims, seconded by Commissioner Daley, to approve 18-5798. The motion carried by the following vote:**

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

**Absent:** Arroyo, Garcia and Tobolski (3)

18-4969

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-27

Township: Schaumburg

County District: 15

Property Address: 17 Lunt Avenue, Schaumburg, Illinois 60193

Property Description: The subject property is approximately 0.44 acre located south of Lunt Avenue and west of Myrtle Street, in Section 34.

Owner: Jerome White, 17 Lunt Avenue, Schaumburg, Illinois 60193

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 40,000 square feet to an existing 19,078 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 125.6 feet, (3) reduce the front yard setback from the minimum required 30.3 feet (@ 20% of lot depth) to an existing 24.4 feet and (4) reduce the interior side yard setback from a minimum required 15 feet to a proposed 14.7 feet. The variance is sought to construct an addition to a single family residence on well and septic.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/11/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

**A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to recommend to concur with the recommendation of the ZBA to approve application 18-4969. The motion carried by the following vote:**

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

**Absent:** Arroyo, García and Tobolski (3)

18-4970

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 18-28

**Township:** Schaumburg

**County District:** 15

**Property Address:** 1500 Lincoln Street, Schaumburg, Illinois 60193

**Property Description:** The subject property is approximately .5 acre located on the southwest corner of Lincoln Street and Morse Avenue, in Section 34.

**Owner:** Adam J. Britton, 1500 Lincoln Street, Schaumburg, Illinois 60193

**Agent/Attorney:** None

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

**Intended use:** Applicant seeks a variance to reduce the front yard setback from the minimum required 30 feet (@20% of lot depth) to 3 feet to build a detached garage on a property served by well and septic.

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

**Conditions:** None

**Objectors:** None

**History:**

**Zoning Board Hearing:** 7/11/2018

**Zoning Board Recommendation date:** 7/11/2018

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

**A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to recommend to concur with the recommendation of the ZBA to approve application 18-4970. The motion carried by the following vote:**

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

**Absent:** Arroyo, García and Tobolski (3)

18-4971

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 18-30

**Township:** Leyden

**County District:** 16

**Property Address:** 2540 N. Mannheim, Franklin Park, Illinois 60131

**Property Description:** The subject property is approximately 0.85 acre located on the northwest corner of Mannheim Road and ~~Aetgeld~~ Altgeld Street, in Section 29.

**Owner:** Vithalani, Inc., 2540 N. Mannheim, Franklin Park, Illinois 60131

**Agent/Attorney:** Hetal Vithalani, 2540 N. Mannheim, Franklin Park, Illinois 60131

**Current Zoning:** C-4 General Commercial District

**Intended use:** The applicant/owner seeks to increase the height of the fence located in the corner side yard from the maximum allowed 3 feet to a proposed 6 5 feet. The request is sought to bring existing conditions into compliance.

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

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 7/11/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

**A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to recommend to concur with the recommendation of the ZBA to approve application 18-4971. The motion carried by the following vote:**

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

**Absent:** Arroyo, García and Tobolski (3)

18-4974

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Special Use SU 17-01

Township: Wheeling and Northfield

County District: 9

Property Address: 9800 East Central Road, Des Plaines, Illinois 60016

Property Description: The subject property is approximately 160 acres located on the north side of East Central Road and approximately west of Interstate 294, in Section 31& 36.

Owner: Catholic Bishop of Chicago, 1400 S. Wolf Road, Hillside, Illinois 60162 c/o Roman Szabelski, c/o James Griffin Esq., Schain, Banks, Kenny & Schwartz, 70 W. Madison Street, Chicago, Illinois 60602

Agent/Attorney: Patriot Acres, LLC., c/o Matthew Smarjesse 611 N. Milwaukee, Suite 185, Glenview, Illinois 60025

Current Zoning: I-1 Restricted Industrial District

Intended use: Application as approved, sought a Special Use/Unique Use for the operation of an organic material recycling facility.

Recommendation: ZBA Recommendation that the application be granted a one year extension of time

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 7/11/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to recommend to concur with the recommendation of the ZBA to approve application 18-4974. The motion carried by the following vote:

**Ayes:** Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Schneider and Suffredin (12)

**Present:** Silvestri and Morrison (2)

**Absent:** Arroyo, García and Tobolski (3)

18-4979

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use & Variation SU 18-01 & V 18-20

**Township:** Orland

**County District:** 17

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

**Property Description:** The Subject Property is approximately 0.23 acres, approximately 9,917 square feet, located on the east side of Orange Avenue and approximately 364 feet north of 167th Street, in Section 20.

**Owner:** BSLB LLC., PO Box 16, Willow Springs, Illinois 60480

**Agent/Attorney:** Andrea Crowley, representative of the current title holder, Attorney, Griffin & Gallagher, LLC., 10001 S. Roberts Road, Palos Hills, Illinois 60465, Applicant 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 residence 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.

**Recommendation:** ZBA Recommendation is of Approval

Conditions: None

Objectors: Robert Goes, 1316 Illinois Ct., Shorewood, Illinois, Alpine Heights Home Owners Assoc. Board

History:

Zoning Board Hearing: 6/6/2018

Zoning Board Recommendation date: 7/11/2018

County Board extension granted: N/A

**A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to recommend to concur with the recommendation of the ZBA to approve application 18-4979. The motion carried by the following vote:**

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

**Absent:** Arroyo, García and Tobolski (3)

#### ADJOURNMENT

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

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

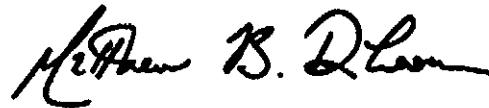
**Absent:** Arroyo, García and Tobolski (3)

Respectfully submitted,



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Chairman



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Secretary

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