



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

**Wednesday, November 20, 2019**

**9:30 AM**

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

**ATTENDANCE**

**Present:** Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Degnen, Gainer, Johnson, Lowry, Miller,  
K. Morrison, S. Morrison and Suffredin (14)

**Absent:** Deer, Moore 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 - Concerned Citizen

[19-6770](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/23/2019

**A motion was made by Vice Chairman Sims, seconded by Commissioner Daley, to approve 19-6770. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Degnen, Gainer, Johnson, Lowry, Miller,  
K. Morrison, S. Morrison and Suffredin (14)

**Absent:** Deer, Moore and Tobolski (3)

[19-6469](#)

**Presented by:** TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

**NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS**

**Request:** Map Amendment to rezone subject property from R-3 Single Family Residence District to R-5 Single Family Residence district to subdivide the parcel into three lots.

**Township:** Palos Township

**County District:** 17

**Property Address:** 10523 125th Street Palos Park, Illinois 60464

**Property Description:** Approximately 49,077 sq. ft. located on the south side of 125th Street and 1,038 ft west of 104th Ave. There is a single-family home with detached garage on site. The property is served by public water and sewer.

**Owner:** Richard & Christine Bielik 10523 125th Street Palos Park, Illinois 60464

**Agent/Attorney:** None

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

**Intended use:** To subdivide the property into three lots in R-5 Single Family Residence

**A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, to refer to Zoning Board of Appeals 19-6469. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison and Suffredin (14)

**Absent:** Deer, Moore and Tobolski (3)

[19-6636](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 19-53

**Township:** Norwood Park

**County District:** 9

Property Address: 5626 N. Vine Avenue, Norwood Park, Illinois 60631

Property Description: The Subject Property is located near the intersection of north Vine Avenue and west Bryn Mawr Avenue, Section 02

Owner: Nada Magazin, 5626 N. Vine Avenue, Norwood Park Illinois 60631

Agent/Attorney: N/A

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to reduce the distance between the principle structure (house) and accessory structure (pool) from the minimum required 10 feet to an existing 5 feet 11 inches. The variance is needed to bring the property into compliance.

Recommendation: ZBA Recommendation that the application be granted

Conditions: None

Objectors: Tommaso Dolce, 5625 N. Crescent Avenue, Norwood Park, Illinois 60631

History:

Zoning Board Hearing: 11/06/2019

Zoning Board Recommendation date: 11/06/2019

County Board extension granted: N/A

**A motion was made by Vice Chairman Sims, seconded by Commissioner Arroyo, to recommend for approval 19-6636. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison and Suffredin (14)

**Absent:** Deer, Moore and Tobolski (3)

#### **ADJOURNMENT**

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

**Ayes:** Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison and Suffredin (14)

**Absent:** Deer, Moore and Tobolski (3)

Respectfully submitted,

*Peter N. Silvestri*

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Chairman

*Matthew B. DeLeon*

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Secretary

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