



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

Wednesday, March 8, 2017

10:00 AM

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

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

17-2129

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/8/2017

17-1759

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-01

Township: Lyons

County District: 17

Property Address: 2009 West 56th Street, LaGrange Illinois 60525

Property Description: The Subject Property consists of approximately 0.76 acre located on the south side of 56th Street and approximately 598.21 feet west of Linden Avenue in Section 17.

Owner: Kevin Schaffer, 2009 West 56th Street, LaGrange Illinois 60525

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 a proposed 38.2 feet and (2) reduce the left interior yard setback from the minimum required 15 feet to a proposed 13 feet. Variance is sought in order to construct a single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/1/2017

Zoning Board Recommendation date: 2/1/2017

County Board extension granted: N/A

17-1760

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-02

Township: Stickney

County District: 16

Property Address: 4733 South Lockwood, Stickney Illinois 60638

Property Description: The Subject Property consists of approximately 0.10 acre located on the east side of Lockwood Avenue and approximately 286 feet south of 47th Street in Section 09.

Owner: Shawn Guare, 4733 S. Lockwood, Stickney, Illinois 60638

Agent/Attorney: Chris Masonick, Restore Construction 11241A Melrose Avenue, Franklin Park, Illinois 60131

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 4,410 square feet, (2) reduce the lot width from the minimum required 60 feet to an existing 35 feet, (3) reduce the left interior side yard setback from the minimum required 10 feet to an existing 1.4 feet, (4) reduce the right interior side yard setback from the minimum required 10 feet to an existing 6.9 feet and (5) reduce the rear yard setback from the minimum required 40 feet to an existing 4.41 feet. Variance is sought in order to bring existing conditions into compliance and for the rehabilitation of a fire damaged single family residential dwelling.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/1/2017

Zoning Board Recommendation date: 2/1/2017

County Board extension granted: N/A

17-1762

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 17-03

Township: Lyons

County District: 17

Property Address: 1230 West 60th Street, LaGrange Highlands, Illinois 60525

Property Description: The Subject Property consists of approximately 0.38 acre located on the north side of 60th Street and approximately 105 feet west of Edgewood Avenue in Section 17.

Owner: Simon & Elizabeth Kogucki, 5546 Laurel Avenue, LaGrange Highlands, Illinois 60525

Agent/Attorney: Anna Lukaszczuk, 8642 S. Menard Avenue, Burbank, Illinois 60459

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 16,886 square feet, (2) reduce the front yard setback from the minimum required 32 feet (20% of lot depth) to an existing 30 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 14.17 feet and (4) reduce the right interior side yard setback from the minimum required 15 feet to 10 feet. Variance is sought in order to bring existing lot conditions into compliance and to construct a single family residential dwelling with attached garage.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/1/2017

Zoning Board Recommendation date: 2/1/2017

County Board extension granted: N/A

[17-1329](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-05

Township: Lyons

County District: 17

Property Address: 5833 Blackstone Avenue, LaGrange Highlands, Illinois 60525

Property Description: The Subject Property consists of 0.46 acre located on the east side of Blackstone Avenue and approximately 146 feet north of 58th Street in Section 17.

Owner: Velislav Timotijevic, 1032 W. 58th Street, LaGrange Highlands, Illinois 60525

Agent/Attorney: Nick Ftikas, Law Offices of Samuel V. P. Banks, 221 N. LaSalle Street, 38th Floor, Chicago, Illinois 60601.

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the Subject Property from its current zoning designation of the R-4 Single Family District to a proposed zoning designation of the R-5 Single Family District to build two new single family homes.

Recommendation: ZBA Recommendation is of Denial.

Conditions: None

Objectors: Michael Dickman, a member of the LaGrange Highlands Civic Association's Board of Directors, Elizabeth Shine Hermes of the law firm Odelson & Sterk, on behalf of the Township of Lyons, Marty Stulp, neighbor, 1320 W. 53rd Place, LaGrange, IL., Mr. and Mrs. Golm, neighbors, 5809 Blackstone, LaGrange, IL., Rich and Kim Borkus, neighbors, 5820 Blackstone, LaGrange, IL., Peter Golar neighbor, 930 W. 58th St., LaGrange Highlands, IL., Mayor McDermott, City of Countryside, John Bader, neighbor to the south of the subject property, Myong Chung 1004 59th Street, LaGrange, IL., Jim Green, LaGrange Highlands Civic Association, Tom Hinshaw, President of Indian Head Park, 6575 Shabbona Rd., Indian Head Park, IL., Tom Kohrs, 6280 Sunset, LaGrange, IL., and Anthony Soyak, 63rd Street, LaGrange Highlands, IL.

Zoning Board of Appeals received a letter in opposition of the proposed Map Amendment by the LaGrange Highlands Civic Association. Attached to the letter was a Petition with 283 signatures of those immediately residing in the affected area.

Zoning Board of Appeals received a Resolution in Opposition of the proposed Map Amendment by the City of Countryside.

Zoning Board of Appeals received letter & Resolution in Opposition from the Village of Indian Head Park.

Zoning Board of Appeals received a letter from Grant and Amy Carrigan stating opposition to the proposed Map Amendment.

History:

Zoning Board Hearing: 11/09/2016

Zoning Board Recommendation date: 1/18/2017

County Board extension granted: N/A

Legislative History : 2/8/17 - Zoning and Building Committee - recommend for deferral

[17-1341](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-06 & Variation V 16-41

Township: Northfield

County District: 14

Property Address: 455-577 Waukegan Road, Northbrook, Illinois 60062

Property Description: The Subject Property consists of 0.14 acre located on the northeast corner of Waukegan Road and I-94 (Eden's Expressway) in Section 04.

Owner: Brookside Venture, LLC., 564 S. Washington Street, Suite 200 Naperville, Illinois 60540

Agent/Attorney: The Lamar Companies, 500 N. Michigan Ave, Suite 2200, Chicago, Illinois 60611

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Map Amendment to rezone a portion of the Subject Property from its current zoning designation of C-4 General Commercial District to a proposed zoning designation of the I-1 Restrictive Industrial District to construct a bill board, and a request for a variance. The variance request is to (1) increase the height of a proposed monopole billboard sign from the maximum allowed 40 feet to a proposed 52 feet and (2) to reduce the distance from the Forest Preserve property lot line from the minimum required 500 feet to a proposed 304 feet.

Recommendation: ZBA Recommendation is of Denial

Conditions: None

Objectors: Tom Poupard, the Director of Development and Planning Services for the Village of Northbrook, Kenneth Smith, Glenbrook Sanitary District and Salvatore W. Gaeta, Glenbrook Sanitary District President.

History:

Zoning Board Hearing: 11/16/2016

Zoning Board Recommendation date: 1/18/2017

County Board extension granted: N/A

Legislative History : 2/8/17 - Zoning and Building Committee - recommend for deferral



Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole