THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD

KEVIN L. FREEMAN
CHAIRMAN OF THE BOARD

COUNTY ADMINISTRATION BUILDING
69 West Washington Street, Suite 2840
Chicago, Illinois 60602-3169
TEL 1.312.603.0540
FAX 1.312.603.9941

October 11, 2017

PUBLIC HEARING AGENDA

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, October 18, 2017 at 1:00PM at 69 W. Washington, 22nd Floor Conference Room, Chicago, Illinois 60602.**

Variations:

V-17-37 The applicant Lisa Casas/ On Time Expediting, Inc. /owner Alejandro Perez, requests a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks 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 existing lot conditions into zoning compliance and to all for the construction of an attached 3-car garage addition.

The subject property is approximately 0.19 acre located on the southwest corner of Diversey Avenue and North Rowlett Avenue in Section 29 of Leyden Township, (Cook County District #16). The common address is **856 Rowlett Street, Melrose Park, Illinois 60164.**

V-17-38 The applicants/owners Monika & Stanislaw Rusin requests a variance to the zoning requirements of the R-3 Single Family Residence District. The request seeks 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.

The subject property is approximately 2.53 acre located on the west side of Spyglass Court and approximately 170 feet north of Ruffled Feathers Drive in Section 27 of Lemont Township, (Cook County District #17). The common address is **12490 Spyglass Court, Lemont, Illinois 60439.**

V-17-39 The applicant/owner Miguel Alanis requests a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to (1) increase the height of a fence located in the front yard setback from the maximum allowed 3 feet to an 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.

The subject property is approximately 0.99 acre located on the south side of Chicago Street and approximately 512 feet west of Littleton Trail in Section 20 of Hanover Township, (Cook County District #15). The common address is **1525 East Chicago Street, Elgin, Illinois 60120.**

V-17-40 The applicants/owners Marc & Ann Bibeau requests a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to (1) reduce the lot area from the minimum required 20,000 square feet to an existing 16,000 square feet, (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 a residential addition to a single family residential dwelling.

The subject property is approximately 0.37 acre located on the north side of Plainfield Road and approximately 230 feet south of Willowsprings Road in Section 17 of Lyons Township, (Cook County District #17). The common address is **1518 West Plainfield Road, LaGrange Highlands, Illinois 60525.**

DECISION MAKING/MISC.:

V-16-38 The applicant/owner Patrick Fonsino requests an extension of time. The Variation as approved seeks to (1) reduce the front yard setback from the minimum required 40 feet to a proposed 31.6 feet and (2) reduce the right interior side yard setback from the minimum required 15 feet to an existing 10 feet in the R-4 Single Family Residence District.

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 of Palatine Township (Cook County District #14). The common address is **2136 Thorntree Lane Palatine, Illinois 60067.**

Applicant/owner is requesting a one year extension of time.

SU-17-05 & V-17-14

The applicant Joseph Kearney /owner BSLB, LLC. requests a special use for a planned unit development with companion to a variance in the R-4 Single Family Residence District to allow for the development of a single family residential dwelling located within an environmentally sensitive area, as designated by the Cook County Comprehensive Land Use and Policies Plan. The variance request seeks 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 an 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.

The subject property is approximately 0.23 acre located on the east side of Orange Avenue and approximately 364 feet north of 167th Street in Section 20 of Orland Township, (Cook County District #17). The common address is **16629 Orange Avenue, Orland Park, Illinois 60467.**

Comments: **Department of Planning & Development**

Department of Environmental Control

Department of Transportation & Highways

Department of Public Health

Department of Building & Zoning

Objectors: **James McCann,16512 Grand Avenue, Orland Park, Illinois**

Kurt Martinson, 16622 Lee Avenue, Orland Park, Illinois

Frank Kociper, 16635 Orange Avenue, Orland Park, Illinois

Tim Greznia, 16634 Lee Avenue, Orland Park, Illinois

Michael R. & Kathleen Craft, 16647 Orange Avenue, Orland Park, Illinois

Colleen Bueche, 16641 Orange Avenue, Orland Park, Illinois

MA-17-01 The applicant Attorney, Matt Norton (Burke, Warren, MacKay & Serritella, P.C.) /owner J.P. McMahon Properties, LLC. (c/o Jim McMahon) requests a Map Amendment to rezone the subject properties from the R-4 Single Family Residence District to the I-4 Motor Freight Terminal District in order to construct a truck terminal.

The subject property is approximately 9.716 acre located on the southeast corner of New Avenue and Interstate 355 in Section 30 of Lemont Township, (Cook County District #17). The common address is **16548 New Avenue & 16572 New Avenue, Lemont, Illinois 60439.**

Comments: **Department of Planning & Development**

Department of Environmental Control

Department of Transportation & Highways

Department of Building & Zoning

Objections: **Lemont Township Ordinance in Protest received by ZBA on October 12, 2017**

Susan Donahue, 920 Talcott Avenue, Lemont, Illinois

Thomas Ballard, Lemont Director of Emergency Management

Kim McCafferty, Village of Lemont Trustee

Steve Rosenthal, Supervisor, Village of Lemont

Jeannette Daubaras, 13490 Derby Road, Lemont, Illinois

Neal Smith, Lemont Township Attorney

Rick Moore, 12305 South New Avenue, Lemont Illinois

Paul Kromray, 870 Kromray Road, Lemont, Illinois

Rick Admaski, 16394 New Avenue, Lemont, Illinois

Joseph Selbka, 1027 East Grissom Drive, Palatine, Illinois

Kathy Hendrickson, 1321 Chestnut Crossing, Lemont, Illinois

John Tomaskovic, 16470 New Avenue, Lemont, Illinois

John McMahon, 12330 Briarcliffe, Lemont, Illinois