

ZONING AND BUILDING AGENDA

MAY 4, 2011

ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

312485 DOCKET #8725 – WESTSIDE MACHINE, Owner, Application (No. V-11-16): Variation to reduce front yard setback from 30 feet to 27 feet for an addition in the I-1 Restricted Industrial District. The subject property consists of approximately 7.9 acres, located on the northeast corner of GM & O Railroad and Boyer Street in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

312486 DOCKET #8726 – OAK-LEYDEN DEVELOPMENT SERVICES, Owner, Application (No. V-11-17): Variation to reduce right side yard setback from 10 feet to 5 feet (existing); and reduce rear yard setback from 40 feet to 23 feet (existing); for remodeling of a single family home group home in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the northeast corner of Dickens Avenue and Kirschhoff Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Two neighbors appeared and objected to the application.

312487 DOCKET #8730 - E. DUBAUSKAS, Owner, Application (No. V-11-18): Variation to reduce corner side yard setback from 25 feet to 16 feet for a single family home in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southwest corner of 129th Place and 85th Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Two neighbors appeared and objected to the application.

312488 DOCKET #8731 - R. RUSH, Owner, Application (No. V-11-19): Variation to reduce left interior side yard setback from 15 feet to 6 feet (existing); reduce lot width from 150 feet to 100 feet (existing); reduce lot area from 40,000 square feet to 20,000 square feet (existing); reduce right interior side yard setback from 15 feet to 5 feet (existing); and increase height of detached accessory structure from 15 feet to 19 feet (existing) to bring property into compliance in the R-4 Single Family Residence District. The subject

property consists of approximately 0.46 of an acre, located on the north side of 143rd Street, approximately 201 feet east of Menard Avenue in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

306451 DOCKET #8626 – G. MENINI, Owner, Application (No. V-10-17): Variation to reduce lot width from 150 feet to 125 feet (existing); reduce lot area from 40,000 square feet to 33,375 square feet (existing); reduce left interior side yard setback from 15 feet to 11 feet (existing); and reduce distance between principal and accessory from 10 feet to 4 feet for a proposed addition to a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.77 of an acre, located on the west side of Long Avenue, approximately 250 feet south of Fenz Road in Schamburg Township, County Board District #15. **Recommendation: That the application be granted a one-year extension of time.**

Conditions: None

Objectors: None

ZONING BOARD OF APPEALS RECOMMENDATIONS

309519 JMS DEVELOPMENT, LLC, Owner, 4868 West Dempster Street, Skokie, Illinois 60077, Application (No. SU-10-25; Z10085). Submitted by Conrad O. Duncker, Attorney. Seeking a SPECIAL USE in the C-4 General Commercial District for the operation of a pawn shop in an existing shopping center in Section 15 of Maine Township. Property consists of approximately 1.4837 acres located on the north side of Ballard Road approximately 170 feet east of Potter Road in Maine Township, Cook County Board District #17. Intended use: Operation of a pawn shop in a preexisting shopping center. **Recommendation: That the application be granted with conditions.**

Conditions:

- 1) Hours of operation be restricted to those cited within this recommendation.
- 2) Trade of fire arms/weapons not be allowed.
- 3) The Applicant implements security measures not limited to a camera and a buzz entry system.

Objectors: Neighbors

309999 JAN ZYCH, Owner, 5060 South Archer Avenue, Chicago, Illinois 60632, Application (No. SU-10-27). Submitted by John J. Pikarski, Jr. of Gordon & Pikarski, Attorney. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for an ethnic delicatessen in Section 32 of Lemont Township. Property consists of

approximately 0.958 of an acre located on the east side of State Street approximately 1,320 feet north of Archer Avenue in Lemont Township. Intended use: Ethnic delicatessen.

Recommendation: That the application be granted.

Conditions: None

Objectors: Village of Lemont

***This Item was deferred at the April 20, 2011 Cook County Board Meeting.**

- 310242 JOSEPH MURAWSKI, Owner, 8230 South Archer Avenue, Willow Springs, Illinois 60480, Application (No. SU-10-28; Z10099). Submitted by Zbigniew Kojs, P.C., Attorney. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of three dwelling units in existing two story frame residence and for continued use of one dwelling unit in existing one story frame residence in Section 09 of Stickney Township. Property consists of approximately 0.17 of an acre located on the north side of 51st Street approximately 120 feet west of Laramie Avenue in Stickey Township. Intended use: For continued use of three dwelling units in a two story building (existing) and for continued use of one story building as a rental (existing).
Recommendation: That the application be granted.

Conditons: None

Objectors: None

- 310499 MARIO MORRONE & CONCETTA MORRONE, Owners, 10347 West Fullerton, Melrose Park, Illinois 60164, Application (No. SU-11-01; Z11003). Submitted by I-T Day Care Center, LLC., 2359 North Mannheim Road, Melrose Park, Illinois 60164. Seeking a SPECIAL USE, in the R-5 Single Family Residence District and the C-4 General Commercial District for expansion of a day care facility (previously approved under Special Use 06-12) in Section 33 of Leyden Township. Property consists of approximately 0.47 of an acre located on the south east corner of Mannheim Road and Fullerton Avenue in Leyden Township. Cook County Board District #16. Intended use: Continued use as a day care facility. **Recommendation: That the application be granted.**

Conditons: None

Objectors: None

NEW APPLICATION

- 312489 CONNIE SIERRA, Owner, 2310 North Hawthorne Avenue, Melrose Park, Illinois 60164, Application (No. SU-11-05; Z11026). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to allow continued use of the existing building as a two dwelling unit in Section 33 of Leyden Township. Property consists of approximately 0.36 of an acre located on the west side of Hawthorne Avenue

approximately 86.99 feet north of Belden Avenue in Leyden Township. Intended use: Continued use as two (2) dwelling unit Single Family Residence (primary) and story detached garage and one (1) story detached shed.

* The next regularly scheduled meeting is presently set for May 17, 2011.