REPORT OF THE COMMITTEE ON ZONING AND BUILDING

REVISED ON 2-23-12

November 1, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gorman, Goslin, Schneider, Sims, Suffredin and Tobolski (13)

Absent: Commissioners Gainer, Garcia, Reyes and Steele (4)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

312088 1650 JAMES DRIVE, LLC, Owner, 11 Westlake Drive, South Barrington, Illinois 60010, Application (No. SU-11-02; Z11017). Submitted by Lampignano and Son Construction, 501 South Arthur Avenue, Arlington Heights, Illinois 60005. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District for the operation of a Public Official Testing Station for trucks under license from the Illinois Department of Transportation in Section 23 of Elk Grove Township. Property consists of approximately 1.92 acres located on the north side of James Drive approximately 830 feet east of Busse Road in Elk Grove Township, Cook County District #15. Intended use: Operation of a Public Official Testing Station for trucks under license from the Illinois Department of Transportation ("IDOT"). **Recommendation: The recommendation be granted with the following conditions:**

Conditions:

1) The Applicant meets with the Cook County Highway Department regarding a silt fence.

2) Rock crushing will occur ten times a month, Monday thru Friday between the hours of 7:00 a.m. – 5:00 p.m.

3) Soil pulverizing will take place three days a week Monday through Friday between the hours of 7:00 a.m. – 5:00 p.m. Five hours each time.

4) No rock crushing or soil pulverizing from November 15 to March 1.

5) Vehicle Testing to be conducted Monday thru Friday from 7:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 12 noon.

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 312088 as amended to include the words, ", Cook County District #15." The motion carried. Commissioner Suffredin voted Present.

312089 1650 JAMES DRIVE, LLC, Owner, 11 Westlake Drive, South Barrington, Illinois 60010, Application (No. SU-11-03; Z11018). Submitted by Lampignano and Son Construction, 501 South Arthur Avenue, Arlington Heights, Illinois 60005. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District for the open storage of uncontained bulk raw materials, concrete crushing and soil pulverizing as part of the existing concrete contractor's office, shop and yard in Section 23 of Elk Grove Township. Property consists of approximately 1.92 acres located on the north side of James Drive approximately 830 feet east of Busse Road in Elk Grove Township. Intended use: Open storage of uncontained bulk raw materials, concrete crushing and soil pulverizing. **Recommendation: The recommendation be granted with the following conditions.**

Conditions:

1) The Applicant meets with the Cook County Highway Department regarding a silt fence.

2) Rock crushing will occur ten times a month, Monday thru Friday between the hours of 7:00 a.m. – 5:00 p.m.

3) Soil pulverizing will take place three days a week Monday through Friday between the hours of 7:00 a.m. – 5:00 p.m. Five hours each time.

4) No rock crushing or soil pulverizing from November 15 to March 1.

5) Vehicle Testing to be conducted Monday thru Friday from 7:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 12 noon.

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Tobolski, moved the Approval of Communication No. 312089. The motion carried. Commissioner Suffredin voted Present.

312490 CHICAGO TITLE LAND TRUST, TRUST #133485, c/o Elmhurst Landmeier Property, LLC, Beneficial, Owner, 2050 East Higgins Road, Elk Grove Village, Illinois 60007, Application (No. SU-11-06; Z11027). Submitted by Michael A. Alesia. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District to allow bus parking, bus maintenance and service and general office work from a mobile office trailer (existing) in Section 26 of Elk Grove Township. Property consists of approximately 2 acres located on the west side of Higgins Road approximately 1,000 feet north of Vera Lane in Elk Grove Township, ~~County Board District #17~~ Cook County Board District #15. Intended use: For bus parking, bus maintenance and service and general office and driver sitting area from a temporary trailer. **Recommendation: The recommendation be granted with the following condition:**

Condition:

1) The Applicant cannot operate or perform any vehicle maintenance and service on the property unless an enclosed structure is constructed conforming to all the codes and requirements of Cook County.

Objectors: None

Commissioner Butler, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 312490 as amended to change the words, "Cook County Board District #17" to "Cook County Board District #15." The motion carried.

315179 GARY R. BERTHOLD, Owner, 1023 Martha Street, Elk Grove Village, Illinois 60007, Application (No. SU-11-14; Z11065). Submitted by Berthold's Floral, Gift and Garden, LLC, Kevin M. Harynek, 434 East Devon Avenue, Elk Grove Village, Illinois 60007. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow for the continued operation of the Garden Center as a retail greenhouse and nursery with outdoor storage of bulk material and equipment in Section 33 of Elk Grove Township. Property consists of approximately 8.59 acres located on the north side of Devon Avenue approximately 557 feet west of Tonne Road in Elk Grove Township, County Board District #17. Intended use: For the continued operation of the Garden Center as a retail greenhouse and nursery with outdoor storage of bulk material and equipment.

315180 GARY R. BERTHOLD, Owner, 1023 Martha Street, Elk Grove Village, Illinois 60007, Application (No. SU-11-15; Z11066). Submitted by Great Lakes Landscaping Company, Kevin M. Harynek, 434 East Devon Avenue, Elk Grove Village, Illinois 60007. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow for the continued operation of a landscape contractor's office and yard with outdoor storage of vehicles and equipment in Section 33 of Elk Grove Township. Property consists of approximately 8.59 acres located on the north side of Devon Avenue approximately 557 feet west of Tonne Road in Elk Grove Township, County Board District #17. Intended use: For the continued operation of a landscape contractor's office and yard with outdoor storage of vehicles and equipment.

315181 DELORES VANLANEN, Owner, 3404 Meadow Lane, Glenview, Illinois 60025, Application (No. SU-11-16; Z11068). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to allow for the continued operation of group seminars (psychotherapists) in groups of 6 to 8 people, 4 to 5 times a year in Section 33 of Northfield Township. Property consists of approximately 0.33 of an acre located on the north side of Meadow Lane approximately 596.15 feet west of Greenwood Road in Northfield Township, County Board District #14. Intended use: For the continued operation of group seminars (psychotherapists) in groups of 6 to 8 people 4 to 5 times a year.

Vice Chairman Murphy, seconded by Commissioner Butler, moved ~~the Approval of~~ to refer the New Applications, Communication Nos. 315179, 315180 and 315181, to the Zoning Board of Appeals. The motion carried.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary