

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

March 1, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Preckwinkle, Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (17)

Absent: None (0)

Ladies and Gentlemen:

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

SECTION 1

308592 DOCKET #8646– PSD2, LLC, Owner, Application (No. V-10-32): Variation to erect a billboard advertising sign closer than 500 feet to Forest Preserve District property; and reduce corner side yard setback from 30 feet to 16.2 feet for billboard advertising sign in I-1 Restricted Industrial District. The subject property consists of approximately 0.97 of an acre, located approximately 505 feet east of R.O.W. line, Chicago Street and Milwaukee Avenue and St. Paul Railroad and 1,052 feet west of the centerline of Waukegan Road in Northfield Township, County Board District #14.

Recommendation: That the application be denied.

Conditions: None

Objectors: Mr. Banks, as attorney for 600 Waukegan Road, appeared on behalf of the ownership of the property located immediately south of the subject property. 600 Waukegan Road's contention with the subject sign is that by allowing it to be built, would precluded his client from replacing the existing off-premise billboard advertising sign on its property because of the Ordinance's requirement of 500 feet of separation between off-premise billboard advertising signs.

***Deferred at the Board meeting of 09-15-10.**

***Deferred at the Board meeting of 11-16-10.**

***Deferred at the Board meeting of 01-19-11.**

Vice Chairman Murphy, seconded by Commissioner Goslin, moved that the Application, Communication No. 308592, be Referred Back to the Zoning Board of Appeals. The motion carried. Commissioner Fritchey voted Present.

308594 DOCKET #8661 – 600 WAUKEGAN ROAD, LLC, Owner, Application (No. V-10-42): Variation to erect a billboard (off-premise) advertising sign within 500 feet of Forest Preserve District property to replace an existing sign. The subject property consists of approximately 3.13 acres, located on Frontage Road, approximately 461 feet west of Waukegan Road, extending west to the Chicago Street and Milwaukee Avenue, Paul and Pacific Railroad in Stickney Township, County Board District #14.
Recommendation: That the application be granted.

Conditions: None

Objectors: Mr. Storino, as attorney for PSD2, LLC, appeared on behalf of the ownership of the property located immediately north of the subject property. PSD2's contention with subject sign is that by allowing it to be rebuilt, PSD2 will be precluded from constructing a new off-premise billboard advertising sign on its property because of the Ordinance's requirement of 500 feet of separation between off-premise billboard advertising signs.

***Deferred at the Board meeting of 09-15-10 as amended.**

***Deferred at the Board meeting of 11-16-10.**

***Deferred at the Board meeting of 01-19-11.**

Vice Chairman Murphy, seconded by Commissioner Goslin, moved that the Application, Communication No. 308594, be Referred Back to the Zoning Board of Appeals. The motion carried. Commissioner Fritchey voted Present.

308992 KAMBIZ KEVIN SHIRAZI, Owner, 1511 North Mannheim Road, Stone Park, Illinois 60165, Application (No. SU-10-21; Z10077). Submitted by Leon J. Teichner, 180 North LaSalle Street, Suite #2900, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of an existing four (4) dwelling unit building in Section 33 of Leyden Township. Property consists of approximately 10,779.3 acres located on the north side of Armitage Avenue, approximately 220 feet east of Mannheim Road in Leyden Township. Cook County Board District #16. Intended use: Continued use as configured as an existing four (4) dwelling unit building.

Recommendation: That the application be granted.

Conditions: None

Objectors: Letters of Complaint of the Proposed Special Use/Unique Use have been registered and are on file from Leyden Township, Leyden High Schools – District 212 and City of Northlake, Office of the Mayor Resolution opposing Special Use/Unique Use Docket #8683.

Commissioner Tobolski, seconded by Vice Chairman Murphy, moved to Defer the Application, Communication No. 308992. The motion carried.

309516 CHICAGO TITLE & TRUST COMPANY AS TRUSTEE UNDER TRUST #1086079, Owner, 171 North Clark Street, Suite #575, Chicago, Illinois 60601, Application (No. SU-10-22; Z10079). Submitted by Lucas Fuksa, Attorney, on behalf of Wilkins Brothers Family Limited Partnership, 70 West Erie Street, 2nd floor, Chicago, Illinois 60654. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District for motor freight terminal (storage, service, dispatch of semi-tractor trailer trucks) in Section 26 of Elk Grove Township. Property consists of approximately 1 acre located on the northeast corner of Hamilton Road and Weiler Road in Elk Grove Township, Cook County Board District #17. Intended use: Storage, service, dispatch of semi-tractor trailer trucks no physical improvements proposed. **Recommendation: That the application be granted with conditions.**

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Approval of the Application, Communication No. 309516. The motion carried.

Vice Chairman Murphy moved to adjourn. Seconded by Commissioner Beavers, the motion carried and the meeting was adjourned.

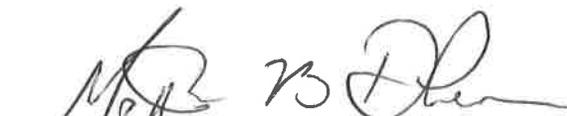
Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

MB

Attest:


Matthew B. DeLeon, Secretary