

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

April 6, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: 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:

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.

***Referred to the Zoning Board of Appeals on 10-05-10.**

****Deferred on March 1, 2011.**

Commissioner Goslin moved to Concur with the recommendation of the Zoning Board of Appeals for Communication No. 308992, seconded by Vice Chairman Murphy. Commissioner Suffredin called for a Roll Call, the vote of yeas and nays being as follows:

**ROLL CALL ON MOTION TO CONCUR WITH THE RECOMMENDATION OF THE
ZONING BOARD OF APPEALS FOR COMMUNICATION NO. 308992**

Yeas: Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Garcia, Goslin, Schneider, Sims, Steele and Suffredin (13)

Nays: Chairman Silvestri, Commissioners Gorman and Tobolski (3)

Absent: Commissioner Reyes (1)

The motion to Concur with the recommendation of the Zoning Board of Appeals CARRIED.

309517 KRZYSZTOF LUPA, Owner, 4824 South Lotus Avenue, Chicago, Illinois 60638, Application (No. SU-10-23; Z10080). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued used of an existing two (2) dwelling unit building in Section 9 of Stickney Township. Property consists of approximately 0.14 of an acre located on the west side of Lotus Avenue approximately 347 feet south of 48th Street in Stickney Township, Cook County Board District #11. Intended use: Existing two (2) dwelling unit Single Family Residence and detached one brick garage. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Goslin, moved to Concur with the recommendation of the Zoning Board of Appeals for Communication No. 309517. The motion carried.

SECTION 2

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

312087 RUBEN RODRIGUEZ, Owner, 4823 South Lockwood, Stickney, Illinois 60622, Application (No. SU-11-04; Z11020). Submitted by Andrea M. Duron, 1735 North Ashland Avenue, #202, Chicago, Illinois 60622. 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 09 of Stickney Township. Property consists of approximately 0.09 of an acre located on the east side of Lockwood Avenue approximately 269.8 feet north of West 49th Street in Stickney Township. Intended use: For continued use of multi family dwelling with two (2) apartments.

Commissioner Goslin, seconded by Commissioner Daley, moved that the Application, Communication No. 312087, be Referred Back to the Zoning Board of Appeals. The motion carried.

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. Intended use: Operation of a Public Official Testing Station for trucks under license from the Illinois Department of Transportation ("IDOT").

Commissioner Goslin, seconded by Commissioner Daley, moved that the Application, Communication No. 312088, be Referred Back to the Zoning Board of Appeals. The motion carried.

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.

Commissioner Goslin, seconded by Commissioner Daley, moved that the Application, Communication No. 312089, be Referred Back to the Zoning Board of Appeals. The motion carried.

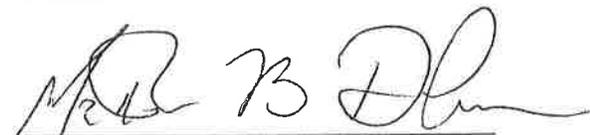
Vice Chairman Murphy moved to adjourn. Seconded by Commissioner Steele, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:



Matthew B. DeLeon, Secretary