REPORT OF THE COMMITTEE ON ZONING AND BUILDING

April 20, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Garcia, Gorman, Goslin, Reyes, Schneider, Steele, Suffredin and Tobolski (14)

Absent: Vice Chairman Murphy and Commissioners Gainer and Sims (3)

Ladies and Gentlemen:

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

310000 SUZANNAH DUNWORTH, Trustee, Owner, 4838 South Lockwood, Chicago, Illinois 60638, Application (No. SU-10-26; Z10088). Submitted by Hedekeer & Perrelli, Ltd., Attn: Lisa Gaspero, 1 Overlook Point, Suite #250, Lincolnshire, Illinois 60069. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of an existing two dwelling residence (as previously amortized under SU-80-38) in Section 9 of Strickney Township. Property consists of approximately 0.09 of an acre located on the northwest corner of 49th Street and Lockwood Avenue in Stickney Township. Intended use: The building will continue to be used as a dwelling.

309518 EDWIN M. AND MARY SUSAN KOZOYED, Owners, 7848 West 39th Street, Riverside, Illinois 60546, Application (No. SU-10-24; Z10082). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued used of an existing one bedroom rental cottage (as previously amortized under SU-80-34) in Section 36 of Riverside Township. Property consists of approximately 1/3 of an acre parcel located on the north side of 39th Street approximately 80 feet west of Gladstone Avenue in Riverside Township, Cook County Board District #16. Intended use: Use of existing one (1) bedroom rental cottage.

308993 VALENTIN ARROYO, JR., Owner, 4101 West 55th Street, Chicago, Illinois 60632, Application (No. SU-10-20; Z10076). 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 0.09 of an acre located on the west side of Laramie Avenue approximately 119.65 feet north of 50th Street in Stickney Township. Cook County Board District #11. Intended use: Continued use as Single Family Residence with non-conform two (2) duplex unit.

Commissioner Goslin, seconded by Commissioner Steele, moved to Concur with the recommendation of the Zoning Board of Appeals for Communication Nos. 308993, 309518 and 310000. The motion carried.

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, 303 West Madison, Suite #2300, Chicago, Illinois 60606. 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.

Commissioner Gorman, seconded by Commissioner Beavers, moved to Defer Communication No. 309999. The motion carried.

310243 SOSTENES RAMIREZ, Owner, 7125 West 74th Street, Chicago, Illinois 60638, Application (No. SU-10-29; Z10100). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for two dwelling units, as previously amortized under SU-80-19, in an existing two story frame residence in Section 30 of Stickney Township. Property consists of approximately 0.15 of an acre located on the south side of 74th Street approximately 327.78 feet west of Nottingham Avenue in Stickey Township. Intended use: Continued use as a two duplex building in existing single family residence.

Commissioner Suffredin, seconded by Commissioner Steele, moved to Concur with the recommendation of the Zoning Board of Appeals for Communication No. 310243. The motion carried.

312339 DOCKET #8721 – J. & R. GARCIA, Owners, Application (No. V-11-12): Variation to increase height of masonry piers and fence in front yard from 3 feet to 5.6 feet (existing); reduce left side yard setback from 15 feet to 9.89 feet (existing); and reduce right side yard setback from 15 feet to 6.33 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 2.4 acres, located on the west side of Lawndale Avenue, approximately 940 feet north of 183rd Street in Bremen Township, County Board District #5. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

312340 DOCKET #8722 – A. BUCARO, Owner, Application (No. V-11-13): Variation to reduce left side yard setback from 10 feet to 7.81 feet; and reduce rear yard setback from 40 feet to 29 feet for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Vine Avenue, approximately 333 feet north of Bryn Mawr Avenue in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted as amended.**

Conditions: None

Objectors: None

312341 DOCKET #8723 – E. & S. THOMPSON, Owners, Application (No. V-11-14): Variation

to reduce right side yard setback from 10 feet to 5 feet for existing principal and accessory shed #2; and reduce rear yard setback from 5 feet to 1 foot for a existing shed #1 for a second story addition on house in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the east side of Huber Lane, approximately 314 feet north of Lake Avenue in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

312342 DOCKET #8724 – R. LASKA, Owner, Application (No. V-11-15): Variation to reduce corner side yard setback from 25 feet to 11.9 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.76 of an acre, located on the northwest corner of 131st Street and 83rd Court in Palos Township, County Board District #14 **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Beavers, seconded by Commissioner Steele, moved to Concur with the recommendation of the Zoning Board of Appeals for Nos. 312339, 312340, 312341 and 312342. The motion carried.

Commissioner Garcia 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

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon

Matthew B. DeLeon, Secretary