REPORT OF THE COMMITTEE ON ZONING AND BUILDING

May 4, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Reyes, Schneider, Sims and Suffredin (13)

Absent: Chairman Silvestri, Commissioners Goslin, Steele and Tobolski (4)

Ladies and Gentlemen:

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

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 Kirschoff 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.**

Conditions: None

Objectors: None

Commissioner Schneider, seconded by Commissioner Gorman, moved to Concur with the recommendation of the Zoning Board of Appeals for Nos. 312485, 312486, 312487, 312488 and 306451. The motion carried.

309519 JMS DEVELOPMENT, LLC, Owner, 4868 West Dempster Street, Skokie, Illinois 60077, Application (No. SU-10-25; Z10085). Submitted by Conrad O. Duncker, Attorney, 258 West 31st Street, Chicago, Illinois 60616. 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

Commissioner Reyes, seconded by Commissioner Schneider, moved to Concur with the recommendation of the Zoning Board of Appeals for Communication No. 309519. The motion carried. Commissioner Gorman voted no.

309999 JAN ZYCH, Owner, 5060 South Archer Avenue, Chicago, Illinois 60632, Application (No. SU-10-27)~~,~~;Z10095. 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, Cook County Board District #17. Intended use: Ethnic delicatessen. **Recommendation: That the application be granted.**

Condtions: None

Objectors: Village of Lemont

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

Commissioner Schneider, seconded by Commissioner Reyes, moved to Concur with the recommendation of the Zoning Board of Appeals for Communication No. 309999 as amended. Commissioner Gorman 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. 309999 AS AMENDED

Yeas: Vice Chairman Murphy, Commissioner Beavers, Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Sims, and Suffredin (11)

No: Commissioner Schneider (1)

Present: Commissioner Reyes (1)

Absent: Chairman Silvestri, Commissioners Goslin, Steele and Tobolski (4)

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

310242 JOSEPH MURAWSKI, Owner, 8230 South Archer Avenue, Willow Springs, Illinois 60480, Application (No. SU-10-28; Z10099). Submitted by Zbigniew Kois, P.C., 7163 West 84th Street, Burbank, Illinois 60459. 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 Stickney Township, Cook County Board District #11. 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.**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Commissioner Schneider, moved to Concur with the recommendation of the Zoning Board of Appeals for Communication No. 310242 as amended. The motion carried.

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.**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Commissioner Beavers, moved to Concur with the recommendation of the Zoning Board of Appeals for Communication No. 310499. The motion carried.

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.

Commissioner Daley, seconded by Commissioner Gorman, moved that Communication No. 312489 be Referred Back to the Zoning Board of Appeals. The motion carried.

Commissioner Reyes moved to adjourn. Seconded by Commissioner Schneider, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Joan Patricia Murphy

Joan Patricia Murphy, Vice Chairman

Attest:

Matthew B. DeLeon

Matthew B. DeLeon, Secretary

* The next regularly scheduled Zoning and Building Committee meeting is presently set for June 1, 2011.