

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

June 14, 2011

The Honorable,  
The Board of Commissioners of Cook County

ATTENDANCE

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

Absent: Commissioners Beavers, Sims and Steele (3)

Ladies and Gentlemen:

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

303845 DOCKET #8593 – JOHN DITOMASSO, Owner, 2500 Pfingsten Road, Northbrook, Illinois 60062, Application (No. SU-09-18; Z09095). Submitted by Michael Malloy, 100 Skokie Highway, Lake Bluff, Illinois 60044. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to operate a landscaping business and snow removal/plowing business including an office and the storage of landscaping vehicles and equipment in existing barn and garage in Section 20 of Northfield Township. Property consists of approximately 1.61 of an acre located on the northwest corner of Highland Road and Pfingsten Road in Northfield Township. Intended use: To operate a landscaping business which shall include snow removal/plowing. **Recommendation: That the applicant be granted a one-year extension of time.**

**Vice Chairman Murphy, seconded by Commissioner Goslin, moved to Concur with the Recommendation of the Zoning Board of Appeals in Communication No. 303845. The motion carried.**

309999 DOCKET #8702 – JAN ZYCH, Owner, 5060 South Archer Avenue, Chicago, Illinois 60632, Application (No. SU-10-27). Submitted by John J. Pikarski, Jr. of Gordon & Pikarski, Attorney. 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. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Village of Lemont

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

**\*\* This Item was Approved at the May 4, 2011 Cook County Board Meeting.**

**\*\*\*At the meeting of May 17, 2011, this Item (as part of New Item #16) was Reconsidered and Referred to the Zoning and Building Committee Meeting of June 1, 2011.**

\*\*\*At the meeting of June 1, 2011, this Item was Deferred.

Commissioner Gorman, seconded by Vice Chairman Murphy, moved to Concur with the Recommendation of the Zoning Board of Appeals that the application be granted in Communication No. 309999.

Commissioner Gorman, seconded by Vice Chairman Murphy, moved to Amend Communication No. 309999 to include the conditions agreed to by both parties. The motion carried. (See attachments.)

Commissioner Goslin, seconded by Commissioner Tobolski, moved the Approval of Communication No. 309999 as Amended, that the Application be granted with the conditions set forth by the Zoning and Building Committee. The motion carried.

313118 DOCKET #8737 – S. LIGAS, Owner, Application (No. V-11-23): Variation to reduce left side yard setback from 10 feet to 2 feet for a detached garage in the in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the west side of Lorel Avenue, approximately 240 feet south of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Daley, moved the Approval of Communication No. 313118. The motion carried.

313119 JUD REIDY, Owner, 10833 West 143rd Street, Orland Park, Illinois 60467, Application (No. SU-11-07; Z11030). Submitted by Patrick T. Brankin, Schain, Burney, Banks & Kenny, Ltd. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow rental of second dwelling unit in a detached garage (existing) with companion Variance (V-11-24) to reduce east interior side yard setback on thru lot from minimum required 15 feet to 5 feet existing) in Section 8 of Orland Township. Property consists of approximately two acres located on the south side of 143rd Street approximately 389.20 feet west of 108th Avenue in Orland Township, County Board District #17. Intended use: A unique use for an accessory residential use for the detached garage.

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Referral of Communication No. 313119 to the Cook County Zoning Board of Appeals. The motion carried.

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

Respectfully submitted,  
Committee on Zoning and Building



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Peter N. Silvestri, Chairman

Attest:



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Matthew B. DeLeon, Secretary

**Pikarski, J**

**From:** James Brown [jbrown@lemont.il.us]  
**Sent:** Wednesday, June 08, 2011 11:38 AM  
**To:** 'peg@lizgorman.com'  
**Cc:** 'Andrew Przybylo (Zoning Board of Appeals)'; Pikarski, J; 'Brian Reaves'; Ben Wehmeier  
**Subject:** Lemont and Opposition to 1361 State Street  
**Attachments:** 1361 State St Site Plan.pdf

Peg,

Please forward to Commissioners Silvestri and Gorman.

John Pikarski, Jr., attorney for the 1361 State Street special use/unique use applicant, and I have discussed conditions for the development of 1361 State Street. Although his client would not necessarily be opposed to annexation and development in Lemont, his client still wants to pursue Cook Co approval for the special use as a unique use in order to establish his deli.

The Village of Lemont drops its opposition to the special use as a unique use approval by Cook County provided that the following conditions are attached to such approval:

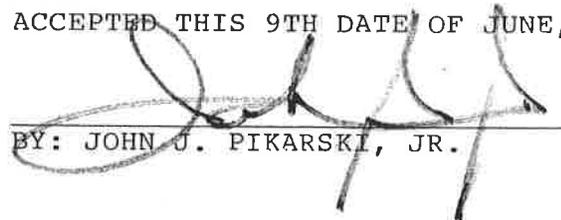
- o The existing building shall be renovated consistent with the architectural elevations submitted at the Cook County ZBA public hearing on this case.
- o The site shall be developed according to the attached site plan, prepared by Liptak Architects, undated.
- o As shown on the attached site plan, site development shall include:
  1. Two street trees shall be installed along State Street in the general locations as shown on the site plan. These trees shall be of a species and size as typically planted along parkways and streets in Cook County. Because of the Emerald Ash Borer threat, the use of Ash trees (*Fraxinus* spp.) shall be prohibited.
  2. The entrance, exit and parking areas shall be paved with asphalt or concrete
  3. Curb, gutter, and sidewalk shall be installed along State Street. Curb, gutter, and sidewalk shall be constructed to and gutter shall constructed be Village of Lemont engineering standards, as found in Article IV of the Lemont Unified Development Ordinance
- o The attached site plan shall be modified as follows:
  1. The sidewalk, which is presently placed adjacent and back-to-back with the steet curb, shall be moved approximately four feet to the east, so that its new location shall be immediately adjacent and back-to-back with the curb for the four parking spaces between the building and State Street.
  2. The narrow landscaped strip, which is presently placed in between the four parking spaces and the sidewalk, shall be moved approximately four feet to the west, so that its new location shall be immediately adjacent to the State Street curb and so that the sidewalk is now in between the landscaped strip and the four parking spaces.
  3. The location of the sidewalks at both the north and south property lines shall be moved accordingly to match the revised location of the sidewalk as described above.  
(END OF CONDTIONS)

Regards,

**James A. Brown**  
Planning & Economic Development Director  
Village of Lemont

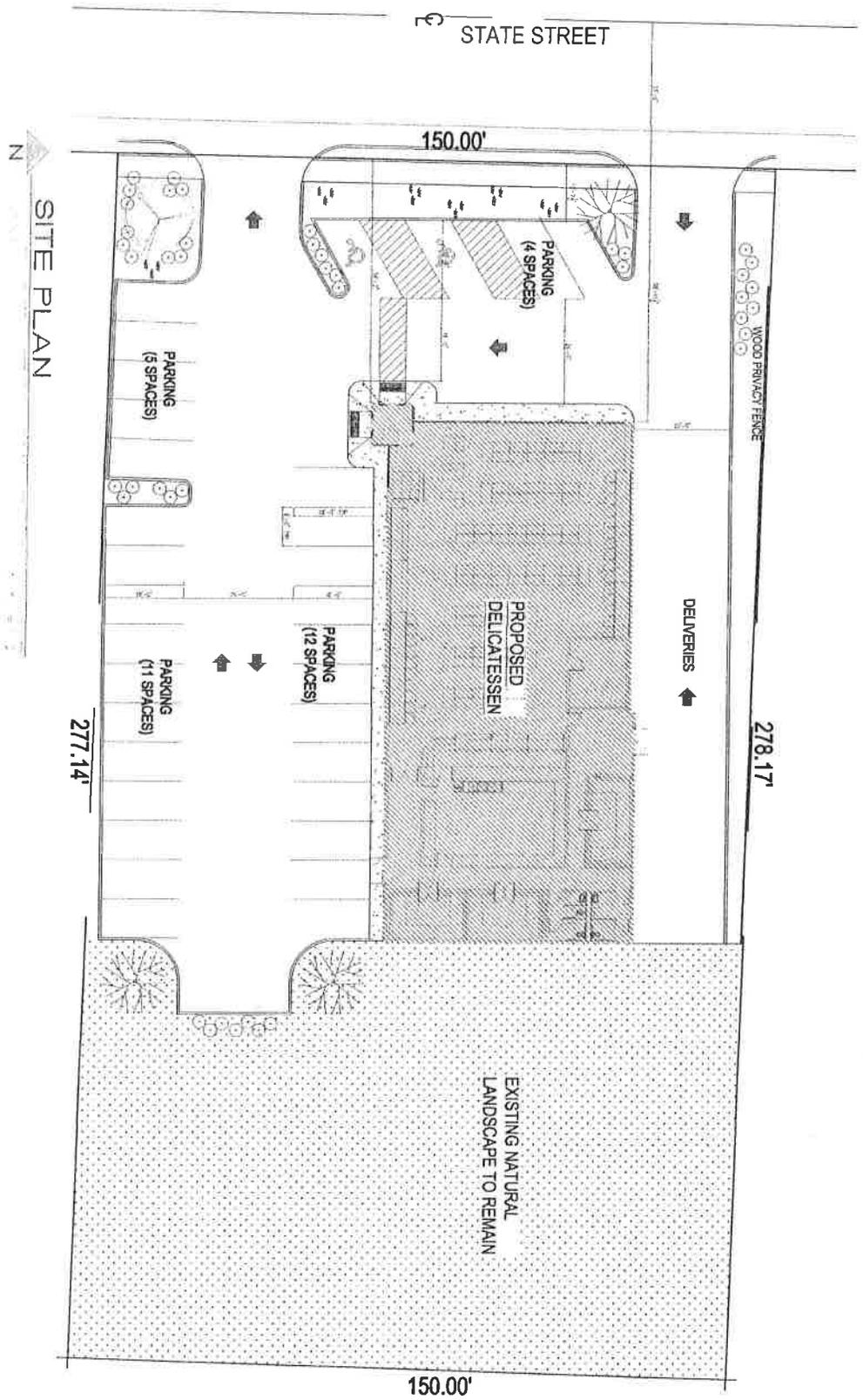
tel 630-257-1581  
fax 630-257-1598

ACCEPTED THIS 9TH DATE OF JUNE, 2011

  
BY: JOHN J. PIKARSKI, JR.

6/8/2011

PROPOSED TREE & PLANT MATERIAL LEGEND	
SYMBOL	BOTANICAL NAME
	TALL SHADE TREE
	DWARF FLOWERING TREE
	SHRUBS
	DAY LILIES/STAS
	WOOD CHIPS/MULCH
	EXISTING NATURAL LANDSCAPE
	NEW BLACKTOP PAVEMENT
	NEW CONCRETE



PROPOSED BUILD-OUT  
**DUNAJEC DELI**  
 1361 STATE STREET  
 LEMONT, ILLINOIS

**iptak**  
 ARCHITECTS  
iptakarchitects.com | phone (630) 257-6331 | fax (630) 257-6386