REPORT OF THE COMMITTEE ON ZONING AND BUILDING

July 27, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Beavers (1)

Ladies and Gentlemen:

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

313881 DOCKET #8742 – R. KORONA, Owner, Application (No. V-11-27): Variation to reduce front yard setback from 30 feet to 18 feet (existing); and reduce right side yard setback from 10 feet 5.8 feet (existing) for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the east side of Alta Street, approximately 64 feet north of Barry Avenue in Leyden Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

313882 DOCKET #8743 – V. TIMOTIJEVIC, Owner, Application (No. V-11-28): Variation to reduce lot area from 20,000 square feet to 16,000 square feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the south side of 59th Street, approximately 300 feet west of Edgewood Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

313883 DOCKET #8744 – J. TOLAN, Owner, Application (No. V-11-29): Variation to increase height of fence in front yard from 3 feet to 10 feet and 6 feet in the R-4 Single Family Residence District. The subject property consists of approximately 1.94 acres, located on the south side of 131st Street, approximately 124 feet east of Windward Terrace in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

313884 DOCKET #8745 – R. LOPEZ, Owner, Application (No. V-11-30): Variation to reduce right side yard setback from 10 feet to 3 feet (existing); and reduce front yard setback from 30 feet to 29 feet (existing) to replace a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the east side of Emerson Street, approximately 60 feet north of Dickens Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Tobolski, moved the approval of Communication Nos. 313881, 313882, 313883 and 313884. The motion carried.

313885 ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, Owner, 17641 South Ashland Avenue, Chicago Heights, Illinois 60411, Application (No. SU-11-08; Z11039). Submitted by Anthony S. Pakeltis, Manager of Transportation Planning Parsons, 10 South Riverside Plaza, Suite 400, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow construction of a noise barrier wall in Section 20 of Hanover Township. Property consists of approximately 4.023 acres located on the south side of Chicago-Elgin Road approximately 164.37 feet east of Littleton Trail in Hanover Township, County Board District #15. Intended use: To provide a rail noise wall to protect residents from rail noise.

313886 ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, Owner, 17641 South Ashland Avenue, Chicago Heights, Illinois 60411, Application (No. SU-11-09; Z11040). Submitted by Anthony S. Pakeltis, Manager of Transportation Planning Parsons, 10 South Riverside Plaza, Suite 400, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-4 and R-3 Single Family Residence Districts to allow construction of noise barrier wall in Sections 16 and 9 of Hanover Township. Property consists of approximately 7.783 acres located on the north side of Golf Road approximately 1,579 feet east of Rohrson Road in Hanover Township, County Board District #15. Intended use: To provide a rail noise wall to protect residents from rail noise.

313887 METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO Owner, 100 East Erie Street, Chicago Illinois 60611, Application (No. SU-11-10; Z11041). Submitted by Illinois Marine Towing, Inc., 379 River Street, Lemont, Illinois 60439. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District

for barge product transfer and cleaning facility in Sections 20 and 21 of Lemont Township. Property consists of approximately 17.1838 acres located 3,375 feet east of the easterly line of Lemont Road on the south side of east Canal Bank Road and the north side of the Chicago Sanitary and Ship Canal in Lemont Township, County Board District #17. Intended use: Barge product transfer and cleaning facility.

Vice Chairman Murphy, seconded by Commissioner Steele, moved that Communication Nos. 313885, 313886 and 313887 be referred to the Zoning Board of Appeals. The motion carried.

Commissioner Gorman moved to adjourn. Seconded by Commissioner Sims, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary