REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 20, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Goslin, Reyes, Schneider, Sims and Tobolski (13)

Absent: Commissioners Garcia, Gorman, Steele and Suffredin (4)

Ladies and Gentlemen:

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

VARIATIONS

314525 DOCKET #8754 – M. KOCIMSKI, Owner, Application (No. V-11-35): Variation to reduce front yard setback from 30 feet to 0 feet (existing) for repair and renovation of existing structure in the C-5 Commercial Transition District. The subject property consists of approximately 0.17 of an acre, located on the east side of Central Avenue, approximately 72 feet south of 50th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

314526 DOCKET #8755 – K. & N. KUCERA, Owners, Application (No. V-11-36): Variation to reduce distance between principal and accessory from 10 feet to 6 feet for a new addition and existing detached garage in the R-3 Single Family Residence District. The subject property consists of approximately 0.99 of an acre, located on the south side of Archer Avenue, approximately 654 feet southwest of Jane Avenue in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

314527 DOCKET #8756 – D. NEMEC, Owner, Application (No. V-11-37): Variation to reduce lot width from 150 feet to 147 feet (existing); reduce lot area from 40,000 square feet to 31,164 square feet (existing); and reduce left corner side yard setback from 25 feet to 20 feet (existing) for a new front porch addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.72 of an acre, located on the northeast corner of 135th Street and Gordon Lane in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

314528 DOCKET #8757 – M. SWANSON, Owner, Application (No. V-11-38): Variation to reduce lot area from 40,000 square feet to 28,483 square feet (existing); and reduce rear yard setback from 50 feet to 41 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.66 of an acre, located on the west side of Roth Avenue, approximately 389 feet north of Linder Lane in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

314529 DOCKET #8758 – J. JOHN, Owner, Application (No. V-11-39): Variation to reduce left side setback from 10 feet to 3.8 feet (existing); and reduce right side yard setback from 10 feet to 9 feet (existing) for a detached shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the north side of Meadow Lane at the intersection of Greendale Road in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

314530 DOCKET #8759 – J. PEZDEK, Owner, Application (No. V-11-40): Variation to reduce left corner side yard setback from 25 feet to 22 feet (existing); and reduce right side yard setback from 15 feet to 0.33 feet (existing shed) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southeast corner of 127th Street and 80th Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

314531 DOCKET #8761 - D. MCGURE, Owner, Application (No. V-11-41): Variation to reduce lot area from 20,000 square feet to 16,800 square feet (existing); and reduce front yard setback from 32 feet (@ 20%) to 31 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.39 of an acre, located on the east side of Edgewood Avenue, approximately 523 feet south of 55th Street in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Tobolski, moved the approval of Communication Nos. 314525, 314526, 314527, 314528, 314529, 314530 and 314531. The motion carried.

Commissioner Daley moved to adjourn. Seconded by Vice Chairman Murphy, 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 AS

Matthew B. DeLeon, Secretary