

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

November 15, 2011

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (17)

Absent: None (0)

Ladies and Gentlemen:

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

315438 DOCKET #8766 – A. SERAVO, Owner, Application (V-11-45): Variation to reduce lot width from 150 feet to 99.24 feet (existing); reduce lot area from 40,000 square feet to 13,131 square feet (existing); reduce left interior side yard setback from 15 feet to 9.83 feet (existing); and reduce front yard setback from 26.4 feet (@20%) to 17.41 feet (existing) to construct a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of 113th Court, approximately 99 feet south of 157th Street in Orland Township, County Board District 17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315438. The motion carried.

315439 DOCKET #8767 – F. KOONCE, Owner, Application (V-11-46): Variation to reduce lot width from 150 feet to 100.29 feet (existing); reduce lot area from 40,000 square feet to 34,447.3 square feet (existing); reduce left interior side yard setback from 15 feet to 5 feet; and reduce right interior side yard setback from 15 feet to 10 feet for a detached garage and addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.79 of an acre, located on the south side of 183rd Street, approximately 175 feet east of I-57 in Rich Township, County Board District 5. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315439. The motion carried.

315440 DOCKET #8768 - M. ALLAHRAKHA, Owner, Application (V-11-47): Variation to reduce property line setback from 15 feet to 8 feet (existing); and increase in area of sign from 50 feet to 102 feet (existing) for face change on existing on-premise freestanding sign in C-4 General Commercial District. The subject property consists of approximately 1.36 acres, located on the southwest intersection of 64th Street and Joliet Road in Lyons Township, County Board District 16. **Recommendation: That the application be granted as Amended.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315440. The motion carried.

315441 DOCKET #8769 – R. KULL & T. BONGIORNO, Owners, Application (V-11-48): Variation to reduce distance between principal and accessory from 10 feet to 3 feet (existing); and reduce right side yard setback from 15 feet to 1.44 feet (existing shed) for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the north side of 135th Street, approximately 237 feet west of 83rd Avenue in Palos Township, County Board District 17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315441. The motion carried.

315442 DOCKET #8770 – W. DUDA, Owner, Application (V-11-49): Variation to reduce right side yard setback from 10 feet to 1 foot (existing) for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.33 of an acre, located on the west side of Elmdale Road, approximately 145 feet north of Central Road in Northfield Township, County Board District 14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315442. The motion carried.

315443 DOCKET #8771 – T. ZIMMERMAN, Owner, Application (V-11-50): Variation to increase height of fence in front yard from 3 feet to 6 feet (thru lot) in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the west side of Vogay Lane, approximately 298 feet north of Winkelman Road in Northfield Township, County Board District 17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315443. The motion carried.

315444 DOCKET #8772 – C. & H. PATEL Owners, Application (V-11-51): Variation to reduce lot area from 40,000 square feet to 13,262 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); reduce front yard setback from 40 feet to 25 feet; reduce rear yard setback from 50 feet to 19 feet; and increase the floor area ratio from .25 to .30 for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the east side of Seward Street, approximately 200 feet north of Morse Avenue in Schaumburg Township, County Board District 15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315444. The motion carried.

315445 DOCKET #8773 – J. LAMAS & L. ROMERO, Owners, Application (V-11-52): Variation to reduce front yard setback from 19 feet (@20%) to 8.36 feet (existing); and increase height of fence in front yard from 3 feet to 6 feet (existing) 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 Dora Street, approximately 63 feet north of Medill Avenue in Leyden Township, County Board District 16. **Recommendation: That the application be granted.**

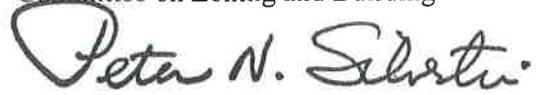
Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315445. The motion carried.

Vice Chairman Murphy 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, Secretary