REPORT OF THE COMMITTEE ON ZONING AND BUILDING

January 18, 2012

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele and Tobolski (15)

Absent: Commissioners Suffredin and Garcia (2)

Also Present: Andrew Przybylo – Secretary to the Zoning Board of Appeals

Ladies and Gentlemen:

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

314392 DOCKET #8753 – DOUGLAS H. NAAL TRUST AND ESTATE OF MARIJEAN NAAL SCHULTZ, Owner, 3252 Landwehr Road, Northbrook, Illinois 60062 and 216 Pleasant Hill Road, Flanders, New Jersey 07836, Application (No. SU-11-11; Z11041). Submitted by Scott Nierman, Attorney for Trust and Estate. Seeking a SPECIAL USE, in the R-3 Single Family Residence District for subdivision of existing 1.66 acres property into two single family parcels, one conforming to the R-3 requirements and one not-conforming to the R-3 requirements and parcel environmentally sensitive in Section 29 of Northfield Township. Property consists of approximately 1.66 acres located on the east side of overland pass approximately 442.73 feet west of Landwehr Road in Northfield Township, Cook County Board District #14. Intended use: One (1) existing accessory detached shed to be demolished and future small frame shed. **Recommendation: That the application be granted with a condition.**

Condition: The Condition of Approval is that the sump pump and the proposed South elevation down spouts be directed and discharged south in the direction of the detention pond.

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 314392. The motion carried.

312489 DOCKET #8734 – 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. **Recommendation: That the application be granted with conditions.**

Conditions: 1) The subject property is limited to two dwelling units.
2) No vehicular parking in the front yard.

Objectors: ZBA has received an Objection by Resolution from Leyden High School District #12. ZBA has received a valid Objection by Resolution from the City of Northlake. ZBA has received a letter of Objection from Leyden Township.

***This Item was Deferred at the December 1, 2011 Zoning and Building Committee Meeting.**

***This Item Failed by Roll Call Vote at the December 14, 2011 Zoning and Building Committee Meeting.**

This Item was Withdrawn.

316275 DOCKET #8782 – DAVID A. MOONE, Owner, Application (No. V-11-58): Variation to reduce the left interior side yard setback from 15 feet to 12 feet (existing) deck; and reduce rear yard setback from 5 feet to 1 foot (existing) shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Paw-Paw Avenue, approximately 158.78 feet south of Sherman Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 316275. The motion carried.

316276 DOCKET #8783 - PSD2, LLC & PSD6, LLC, Owners, Application (No. Z10930;V-11-59): Variation to permit two (2) billboard signs. One (1) sign to be relocated at 16 feet from the required 30 feet front yard setback and the height of the sign to remain 52 feet and the second sign to be closer than 500 feet required from the Cook County Forest Preserve property at 345 feet for two (2) billboard signs in the I-1 Restricted Industrial District. The subject property consists of approximately 7 acres, located on the west side of I-94 Edens Spur Tollway and east of Chicago, Milwaukee & Saint Paul Railroad in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 316276. The motion carried.

316274 DOCKET #8781 - ALEX ZAVALA, Owner, Application (No. V-11-57): Variation seeks to reduce right interior side yard setback from 10 feet to 6 feet (existing); in order to finish construction of a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the south side of Schubert Avenue, approximately 178.14 feet west of Hyde Park Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 316274. The motion carried.

316277 DOCKET #8785 - A. & B. MADRO, Owners, Application (No. V-12-01): Variation to reduce lot area from minimum required 40,000 square feet to 16,531 square feet (existing); increase height of fence from 6 feet to 8 feet for a brick archway (existing) and 6.6 inches for a brick wall/wrought iron archway (existing) on left side; increase height of fence in front yard from minimum required 3 feet to 5 feet and 4 inches brick wall pillar (existing); and reduce rear yard setback from 50 feet to 23 feet for a wood deck (existing) and 22 feet for a block wall/pillar (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the east side of Illinois Street in approximately 244 feet north of Pratt Boulevard in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 316277. The motion carried.

316278 DOCKET #8786 – THE GOLF TERRACE APARTMENT BUILDING OWNERS ASSOCIATION, Owner, Application (No. V-12-02): Variation to increase height of fence from minimum required 3 feet to 5 feet 5 inches steel fence in front yard in the R-8 General Residence District. The subject property consists of approximately 0.51 of an acre, located on the north side of Golf Road, approximately 1,613 feet east of Dee Road in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 316278. The motion carried.

316279 DOCKET #8787 - KRISTY MOTTL, Owner, Application (No. V-12-03): Variation to reduce lot area from minimum required 20,000 square feet to 14,895 square feet (existing); reduce lot width from minimum required 150 feet to 133 feet (existing); and reduce corner side yard setback from minimum required 25 feet to 4.5 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.34 of an acre, located on the southeast corner of Midlothian Turnpike and South Luna Avenue in Breman Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 316279. The motion carried.

310498 DOCKET #8690 – J. DOYAL, Owner, Application (No. V-10-59): Variation to divide a parcel into two parcels: reduce parcel one (1) from 20,000 square feet to 19,511 square feet; reduce corner side yard setback from 25 feet to 4.9 feet (existing); and on parcel two (2) reduce rear yard setback from 50 feet to 20 feet for a proposed single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.91 of an acre, located on the southwest corner of 127th Street and Hill Drive in Worth Township, County Board District #6. **Recommendation: That the application be granted for a one-year extension of time.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 310498. The motion carried.

299982 DOCKETS #8518 AND #8521 – KAREN DEMAY, Owner, 1640 East Chicago Street, Elgin, Illinois 60120. Application (No. SU-09-05; Z09021). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for an after the fact 32 x 36 foot, 18 foot high storage building with a companion Variance (V-09-17) to reduce left side yard setback from the minimum required 15 feet to 7 feet 6 inches (existing) in Section 20 of Hanover Township. Property consists of 1.69 acres located on the north side of Chicago Street approximately 100 feet northeast of King Arthur Court in Hanover Township, County Board District #15. Intended use: Storage building. **Recommendation: That the application be granted for the second time for a one-year extension of time.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Approval of Communication No. 299982. The motion carried.

308592 DOCKET #8646– PSD2, LLC, Owner, Application (No. V-10-32): Variation to erect a billboard advertising sign closer than 500 feet to Forest Preserve District property; and reduce corner side yard setback from 30 feet to 16.2 feet for billboard advertising sign in I-1 Restricted Industrial District. The subject property consists of approximately 0.97 of an acre, located approximately 505 feet east of R.O.W. line, Chicago Street and Milwaukee Avenue and St. Paul Railroad and 1,052 feet west of the centerline of Waukegan Road in Northfield Township, County Board District #14. **Recommendation: That the application be withdrawn.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Reyes, moved to Receive and File Communication No. 308592. The motion carried.

316280 INDIAN HILL CLUB, Owner, One Indian Hill Road, Winnetka, Illinois 60093, Application (No. SU-11-17; Z11076). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-3 Single Family Residence District to allow for the continued operation of a multiple dwelling unit dormitory for grounds keeper residence (up to 28 staff people) in Section 29 of New Trier Township. Property consists of approximately 9.1011 acres located on the west side of Ridge Road approximately 90 feet south of Winnetka Road in New Trier Township, County Board District 14. Intended use: For the continued operation of a multiple dwelling unit dormitory for grounds keeper residence (up to 28 staff people).

Vice Chairman Murphy, seconded by Commissioner Reyes, moved the Referral of Communication No. 316280 to the Zoning Board of Appeals. The motion carried.

Commissioner Tobolski 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, Chairman

Attest:

Matthew B. DeLeon, Secretary