

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

October 2, 2012

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

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

Absent: Vice Chairman Murphy (1)

Ladies and Gentlemen:

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

SECTION 1

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use on certain properties described therein:

317532 DOCKET #8803 - MAX SAM LEASING, LLC, Owner, 4900 South Monitor Avenue, Chicago, Illinois 60638, Application (No. SU-12-01; Z12019). Submitted by Jet Transport, Inc. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District to operate a cartage and truck business for trucks over one and one-half (1.5) ton capacity; motor freight and truck terminals and accessory and related uses in Section 8 of Stickney Township. The Subject Property consists of approximately 7.457 acres, located on the West side of South Monitor Avenue as extended North, approximately 1,113 feet North of 51st Street, commonly known as 4900-4901 South Monitor Avenue in Stickney Township, County Board District #11. Intended use: For the operation of a cartage and truck business for trucks over one and one-half (1.5) ton capacity, motor freight and truck terminals and accessory and related uses.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Daley, seconded by Commissioner Gorman, moved the Approval of Communication No. 317532. The motion carried.

317535 DOCKETS #8805 and #8806 - PETER M. CHRISTO, Owner, 2834 Golf Road, Glenview, Illinois 60025. Application (SU-12-04; VV-12-17). Submitted by John J. Pikarski, Jr. of Gordon and Pikarski. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to allow the use of a home as an occupation of horoscope and astrology reading (if granted under companion V-12-17) in Section 11 of Maine Township. Property consists of 0.28 of an acre, located on the North side of Golf Road approximately 164.4 feet West of Michael Manor in Maine Township, commonly known as 2834 Golf Road, Glenview, Illinois, County Board District #9. Intended use: Allow the use of a home as an occupation of horoscope and astrology reading. **Recommendation: Approval with conditions.**

Conditions:

- 1) All horoscope and astrology clients must park on the driveway.
- 2) The Variation sign be 2 feet by 4 feet and located as requested in the front yard.
- 3) Expand the driveway width by 20 feet according to the site plan.

Objectors: Present at hearing: two (2) neighbors to use and one (1) neighbor to sign and petition of objection with 49 neighbor's signatures.

Commissioner Fritchey, seconded by Commissioner Garcia, moved the Approval of Communication No. 317535. The motion carried. Chairman Silvestri, Commissioners Gorman and Sims voted no.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

320188 DOCKET #8842 – JOHN M. WOJTKIEWICZ, Owner/Alan M. Wojtkewicz, Applicant, Application (No. V-12-45; Z12058): Variation to reduce the rear yard setback from minimum required 5 feet to 2 feet (existing shed); reduce the distance between principal and accessory from minimum required 10 feet to 9 feet (existing); and to increase the height of the fence in the front yard from maximum allowed 3 feet to 6 feet for replacement of an existing fence in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.23 of an acre, located on the Northeast corner of Polar Lane and Greenbriar Drive in Section 11 of Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Garcia, moved the Approval of Communication No. 320188. The motion carried.

320189 DOCKET #8845 – CHRIS MERRILL, Owner/Andrew Venamore, Applicant, Application (No. V-12-47; Z12061): Variation to increase a proposed fence height from maximum allowed 3 feet to 7 feet 10 1/2 inches to construct four (4) masonry pillars with 6 feet 10 1/2 inches wrought iron fence in the front yard; and reduce the front yard setback from minimum required 50 feet to 30 1/2 feet for the placement fence pillars in the R-3 Single Family Residence District. The Subject Property consists of approximately 1.03 acres, located on the South side of Hill Road, approximately 765.51 feet East of Hibbard Road in Section 29 of New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Garcia, moved the Approval of Communication No. 320189. The motion carried.

320190 DOCKET #8846 – RENEE FITZPATRICK, Owner/Applicant, Application (No. V-12-48; Z12062): Variation to increase the height of a proposed fence, in the front yard from the maximum allowed 3 feet to 6 feet for a vinyl fence in the R-5 Single Family Residence District. The Subject Property consists of approximately .30 of an acre, located on the Southwest corner side of 117th Street and Hamlin Avenue in Section 23 of Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Garcia, moved the Approval of Communication No. 320190. The motion carried.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

320191 E. OAKTON PROPERTIES, LLC, Owner, 190 Shepard Avenue, #A, Wheeling, Illinois 60090, Application (No. SU-12-09; Z12048). Submitted by Barry Seiden. Seeking a SPECIAL USE in the I-1 Restricted Industrial District to operate a woodworking and wood product shop that fabricates high-end staircases in Section 23 of Elk Grove Township. Property consists of 3.69 acres at 2448-2490 East Oakton Street in Arlington Heights, Illinois, in Cook County, Illinois, County Board District #15. Intended use: Woodworking and wood products.

Commissioner Goslin, seconded by Commissioner Steele, referred the above New Application (Communication No. 320191) to the Zoning Board of Appeals. The motion carried.

SECTION 4

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

319887 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF BUILDING AND ZONING (PROPOSED INTERGOVERNMENTAL AGREEMENT). Transmitting a Communication, dated August 20, 2012 from Timothy Bleuher, Commissioner, Department of Building and Zoning:

in accordance with the Cook County Code provisions regulating the registration and maintenance of vacant buildings and as a result of efforts undertaken by the Department of Building and Zoning, the Bureau of Economic Development, the Department of Administrative Hearings and representatives of the Village of Oak Lawn, authorization is hereby requested for the President to enter into and execute an Intergovernmental Agreement between Cook County ("County") and the Village of Oak Lawn ("Oak Lawn").

Per Article VII, Section 10 of the Illinois Constitution, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., and other applicable law, units of local government are permitted to cooperate with and support each other in exercise of their authority and the performance of their responsibilities. In addition, per the County's Vacant Building Code provisions, Oak Lawn wishes to document its position as a "participating municipality" as authorized under the County's Vacant Building Code.

The purpose of this Intergovernmental Agreement ("Agreement") is to authorize the collaboration and cooperation between the County and Oak Lawn to enforce Cook County's Vacant Building Code provisions within the borders of Oak Lawn and to document and set forth the obligations of each party to the Agreement. Per the Agreement, the Cook County Department of Building and Zoning will be the enforcing authority with respect to vacant buildings located within Oak Lawn's boundaries. To assist in providing inspection services, Oak Lawn will use its own employees to determine whether buildings within the Oak Lawn are vacant and unregistered and will issue Notice of Violations of the Vacant Building Ordinance on Department of Building and Zoning forms. The Department of Building and Zoning will institute administrative adjudication proceedings where necessary with the Department of Administrative Hearings and Oak Lawn will work with the County to assist the County and State's Attorney's Office in its prosecutions of violations of the Vacant Building Ordinance.

As a result of Oak Lawn's agreement to assist in the registration process, provide inspection services and assist in the prosecution of Vacant Building Ordinance violations, the County shall be authorized to pay Oak Lawn fifty percent (50%) of the registration fee for all vacant building registrations in incorporated Oak Lawn and fifty percent (50%) of all fines and penalties that the County collects from any and all enforcement actions of vacant building violations within the Oak Lawn's borders.

The term of the Agreement shall be for one (1) year unless otherwise extended and the Agreement may be terminated by either party upon ninety (90) days written notice.

This Intergovernmental Agreement has been reviewed and approved as to form by the

Cook County State's Attorney's Office.

The Chief Procurement Officer concurs.

Commissioner Daley, seconded by Commissioner Reyes, moved the Approval of Communication No. 319887. The motion carried.

Commissioner Daley, seconded by Commissioner Beavers, moved to Adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:



Matthew B. DeLeon, Secretary