

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

February 1, 2012

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, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Commissioner Reyes (1)

Ladies and Gentlemen:

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

SPECIAL USE/UNIQUE USE

312489 DOCKET #8734 – CONNIE SIERRA, Owner/Applicant, 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 #212. 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 Motion to Concur with the Recommendation of the Zoning Board of Appeals on this Item as amended Failed by Roll Call Vote at the December 14, 2011 Zoning and Building Committee Meeting.**

*** This Item was referred back the Zoning and Building Committee at the January 18, 2012 meeting of the Board Commissioners (Item #5).**

Commissioner Tobolski, seconded by Vice Chairman Murphy, moved to Refer Communication No. 312489 back to the Zoning Board of Appeals. The motion carried.

VARIATIONS

316477 DOCKET #8789 – NAIMESH PATEL, Owner/Applicant, Application (No. V-12-05): Variation to increase height of wood fence in front yard from maximum allowed 3 feet to 6 feet; and reduce left interior side yard setback from minimum required 5 feet to 0.5 feet (existing) for a metal shed in the R-7 General Residence District. The subject property consists of approximately 0.09 of an acre, located on the north side of Emerson Street, approximately 225 feet west of Hamlin Avenue in Maine 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. 316477. The motion carried.

316478 DOCKET #8790 – ROB AND BONNIE FOSTER, Owners/Applicants, Application (No. V-12-06): Variation to reduce lot area from minimum required 40,000 square feet to 20,000 square feet (existing); reduce lot width from minimum required 150 feet to 100 feet (existing); and reduce left interior side yard setback from minimum required 15 feet to 8.47 feet to construct an attached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southwest side of Evergreen Lane, approximately 100 feet south of Timberlane Drive 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. 316478. The motion carried.

297536 DOCKET #8487 – P. CHUDOBA, Owner/Applicant, Application (No. V-08-100): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 122 feet north of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted a one-year extension of time. (Third time request.)**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 297536. The motion carried.

297537 DOCKET #8488 – P. CHUDOBA, Owner/Applicant, Application (No. V-08-101): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 97 feet north of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted a one-year extension of time (Third time request.)**

Conditions: None

Objectors: None

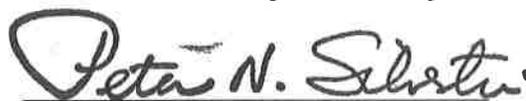
Commissioner Daley, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 297537. The motion carried.

316479 DOCKET #8764 – ST. PAUL LUTHERAN CHURCH & SCHOOL, Owner, Submitted by Richard Connor Riley, Attorney, Application (No. Z11056; V-11-44): Variation to install a wireless telecommunications tower and equipment within 1/2 mile of an existing tower in the R-5 Single Family Residence District in Norwood Township, County Board District #9. **Recommendation: That the application be withdrawn.**

Vice Chairman Murphy, seconded by Commissioner Suffredin, moved to Receive and File Communication No. 316479. The motion carried.

Vice Chairman Murphy moved to adjourn. Seconded by Commissioner Beavers, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:



Matthew B. DeLeon, Secretary