

**REPORT OF THE COMMITTEE ON ZONING AND BUILDING**

**April 17, 2012**

The Honorable,  
The Board of Commissioners of Cook County

**ATTENDANCE**

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Fritchey, Gainer, Gorman, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (14)

Absent: Commissioners Daley, Garcia and Goslin (3)

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**

317768 DOCKET #8810 - AGNES MROCZKOWSKI, Owner/Andrew Venamore, Applicant, Application (No. V-12-21): Variation to the reduce left interior side yard setback from 10 feet to 3 feet; reduce right interior side yard setback from 10 feet to 6.6 feet (existing); and rear yard setback from minimum required 5 feet to 3 feet for an accessory garage in the R-5 Single Family Residence District/12-01E. The subject property consists of approximately 0.19 of an acre, located on the North side of Bryn Mawr Avenue, approximately 502 feet West of Canfield Road in Section 1, in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 317768. The motion carried.**

317769 DOCKET #8811 - S & L STICKNEY PROPERTY, INC., Owner/Applicant, Application (V-12-22): Variation to reduce the left and right interior side yard setbacks from the minimum requirement of 10 feet to 3 feet (proposed); reduce the front yard setback from the minimum required 25 feet (20%) of lot depth to 4 feet (proposed), to permit the front steps above the minimum allowed 4 feet in height to 4 feet 6 inches (proposed); and increase the Floor Area Ratio from the maximum allowed 0.40 feet to 0.79 feet (proposed) for a new single family residence with detached garage in the R-5 Single Family Residence District/19/09D. The subject property consists of approximately 3772 acres located on the West side of Loral Avenue approximately 119.93 feet South of 48th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 317769. The motion carried.**

317770 DOCKET #8814 - EUGENE SCOTT & SUSAN PARSONS BONDURANT, Owners/Thomas Decoste, Applicant, Application (V-12-24): Variation to reduce the width from the minimum required 150 feet to 100 feet (existing); to reduce lot area from the minimum required 40,000 square feet to 24,997 square feet (existing); and increase Floor Area Ratio from the maximum allowed 0.15 feet to 0.19 feet for a proposed addition in the R-3 Single Family Residence District. The subject property consists of approximately .57 of an acre located on the West side of Ridge Road, approximately 550 feet North of Linden Avenue in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 317770. The motion carried.**

317771 DOCKET #8816 - JOZEF LUKASZCZYK, Owner/Zygmunt Latka, Applicant, Application (V-12-25). Variation to reduce the front yard setback from the minimum required 40 feet to 35 feet for a retaining Wall; to reduce the lot width from the minimum required 150 feet to 99.23 feet (existing); to reduce lot area from the minimum required 40,000 square feet to 25,529 square feet (existing); for a new single family home; and detached garage on well and septic system in the R-4 Single Family Residence District (27-18G). The subject property consists of approximately .58 of an acre located on the Northeast corner of 116th Avenue and 156th Street in Section 18 of Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 317771. The motion carried.**

317772 DOCKET #8817 - SIMON BRADLEY, Owner/Applicant, Application (V-12-26). Variation to reduce the lot area minimum required 20,000 square feet to 16,645 square feet (existing) for an attached garage in the R-4 Single Family Residence District 18-17G. The subject property consists of approximately .38 of an acre located on the East side of Edgewood Avenue, approximately 415.35 feet North of 63rd Street in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

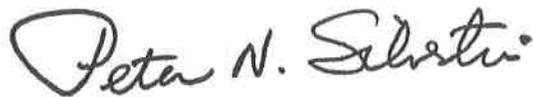
Conditions: None

Objectors: One neighbor objected.

**Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 317772. The motion carried.**

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

Respectfully submitted,  
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:

  
Matthew B. DeLeon, Secretary