

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

April 3, 2012

The Honorable,
The Board of Commissioners of Cook County

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

Absent: Commissioners Fritchey and Reyes (2)

Ladies and Gentlemen:

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

SECTION I

314391 Docket #8760 - ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, Owner, 17641 South Ashland Avenue, Homewood, Illinois 60430, Application (No. SU-11-12; Z11052). Submitted by Anthony S. Pakeltis, 10 South Riverside Plaza, Suite 400, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-3 Single Family Residence District for construction of a noise abatement wall that due to site elevations will be up to 18 feet in height above existing ground in Section 09 of Hanover Township. Property consists of approximately 4.344 acres located on the south side of Shoe Factory Road approximately 1,617.27 feet east of McDonough Road in Hanover Township, County Board District #15. Intended use: To provide for rail transportation and to screen residents from rail traffic noise. **Recommendation: That the application be granted.**

Conditions: None

Objectors: ~~None~~ Four (4) residents objectors, no Municipalities.

Vice Chairman Murphy, seconded by Commissioner Steele, moved the Approval of Communication No. 314391 as amended. The motion carried.

SECTION 2

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

317526 DOCKET #8798 - MICHAEL AND DENISE POLAK, Owners/Applicants, Application (No. V-12-14): Variation to reduce minimum required distance between the principal and accessory shed from 10 feet to 5 1/2 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.44 of an acre, located on the West side of 112th Court, approximately 115 feet South of 158th 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. 317526. The motion carried.

317527 DOCKET #8799 – LOUIS AND BARBARA MARLIN, Owners/Applicants, Application (No. V-12-15): Variation to reduce the right interior side yard setback from the minimum required 10 feet to 5.25 feet (existing) for a shed in the R-5 Single Family Residence District/24-32. The subject property consists of approximately 0.23 of an acre, located on the North side of 129th Street, approximately 244 feet West of McVickers Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 317527. The motion carried.

317528 DOCKET #8800 – ERICK M. JACOBSON, Owner/Applicant, Application (No. V-12-16): Variation to increase height of pole sign from the maximum 20 feet to 23 feet (existing) in the C-4 General Commercial District. The subject property consists of approximately 0.52 of an acre, located on the Northwest corner of Manheim Road and Dickens 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. 317528. The motion carried.

317529 DOCKET #8807 – MARIAN SZYMALA, Owner/Applicant, Application (No. V-12-18): Variation to reduce the right side interior yard setback from the minimum required 10 feet to 2.1 feet (existing) for a storage shed in the R-6 General Residence District/27-07A. The subject property consists of approximately 0.24 of an acre, located on the East side of Creek Crossing, approximately 325 feet South of 143rd 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. 317529. The motion carried.

317530 DOCKET #8808 – VERNON T. ALEXANDER, Owner/David C. Bus, Applicant, Application (No. V-12-19): Variation to reduce the front yard setback from the minimum required 40 feet to 30 feet for a room addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.468 of an acre, located on the East side of North Martin Drive, approximately 600 feet North of West Northwest Highway in Palatine 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. 317530. The motion carried.

317531 DOCKET #8809 – BERINGER FAMILY TRUST, dated 07/11/2007, Owner/Patrick T. Brankin/ Schain Burney Banks & Kenny, Applicants, Application (No. V-12-20): Variation to allow for the development of three (3) lots to be tax-divided. Two of the lots will conform to the R-4 requirements. One (1) lot for which Variance is sought will have a width of 99.67 feet instead of 100 feet and a lot area of 19,864 square feet instead of 20,000 square feet in the R-4 Single Family Residence District. The subject property consists of approximately 1.37 acres, located on the Southwest corner of Briarwood Lane and Thorntree Lane in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Zoning Board of Appeals has received a letter objection from a neighbor.

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 317531. The motion carried.

SECTION 3

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, Unique Use on certain property described therein:

317532 MAX SAM LEASING, LLC, Owner, 4900 South Monitor Avenue, Chicago, Illinois 60638, Application (No. SU-12-01; Z12019). Submitted by Jet Transport, Inc., 4900 South Monitor Avenue, Chicago, Illinois 60638. 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 08 of Stickney Township. 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 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.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Referral of Communication No. 317532 to the Zoning Board of Appeals. The motion carried.

317533 ISLAMIC FOOD AND NUTRITION COUNCIL OF AMERICA, Owner, 777 Busse Highway, Park Ridge, Illinois 60068. Application (SU-12-02; Z12018). Submitted by John J. Pikarski, Jr. of Gordon & Pikarski. Seeking a SPECIAL USE, UNIQUE USE in the R-7 General Residence District for a Community Center having a school, library, offices and incidental prayer area in Section 15 of Maine Township. Property consists of 1.86 acres, County Board District #9. Intended use: Community Center having a school, a library, offices with incidental prayer use.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Referral of Communication No. 317533 to the Zoning Board of Appeals. The motion carried.

317534 MARBLEHEAD LIME COMPANY, Owner, 100 183rd Street, Chicago Heights, Illinois 60411. Application (SU-12-03; Z12020). Submitted by Richard M. Guerard of Guerard & Krasner. Seeking a SPECIAL USE in the I-2 General Industrial District for an outdoor storage of uncontained bulk materials in conjunction with a recycling facility in Section 04 of Bloom Township. Property consists of 48.3 acres, County Board District #6. Intended use: Outdoor storage of uncontained bulk materials in conjunction with 22.38 recycling facility or Recycling of Asphalt Shingles (RAS), concrete and asphalt using portable equipment.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Referral of Communication No. 317534 to the Zoning Board of Appeals. The motion carried.

317535 PETER M. CHRISTO, Owner, 2834 Golf Road, Glenview, Illinois 60025. Application (SU-12-04; Z12021). Submitted by John J. Pikarski, Jr. of Gordon and Pikarski. Seeking a SPECIAL USE in the R-5 Single Family Residence District to allow the use of home as a home 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, County Board District #9. Intended use: Family residence as well as a home occupation of Horoscope and Astrology Reading.

Commissioner Goslin, seconded by Vice Chairman Murphy moved the Referral of Communication No. 317535 to the Zoning Board of Appeals. The motion carried.

317536 ACL TRANSPORTATION SERVICES, LLC, Owner, P.O. Box 224, Lemont, Illinois 60439. Application (SU-12-05; Z12029). Submitted by Metropolitan Water Reclamation District of Greater Chicago, 100 East Erie Street, Chicago, Illinois 60611. Seeking a SPECIAL USE in the I-3 Intensive Industrial District for an outdoor storage of uncontained bulk materials (road salt) in Section 21 of Lemont Township. Property consists of 26.61 +/- acres, County Board District #17. Intended use: Outdoor storage of uncontained bulk materials (road salt).

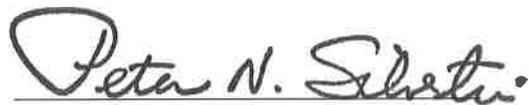
Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Referral of Communication No. 317536 to the Zoning Board of Appeals. The motion carried.

317537 JOANNA PIETRZYK, Owner, 422 Springsouth Road, Schaumburg, Illinois 60193. (Application SU-12-06; Z12031). Submitted by same. Seeking a SPECIAL USE in the R-4 Single Family Residence District to allow for a Scuba Diving Classroom and Shop in the single family residence in Section 32 of Schaumburg Township. Property consists of 0.589 of an acre, County Board District 15. Intended use: Family room for scuba diving classroom.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Referral of Communication No. 317537 to the Zoning Board of Appeals. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Sims 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