

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

**June 19, 2012**

The Honorable,  
The Board of Commissioners of Cook County

**ATTENDANCE**

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

Absent: Commissioners Butler (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**

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, as amended in the Addendum to Final Findings of Fact dated November 4, 2011.**

- Conditions: 1) The Subject Property limited to two dwelling units.  
2) No vehicular parking in the front yard.

**Commissioner Beavers, seconded by Commissioner Steele, moved the Approval of Communication Nos. 312489. The motion carried.**

SECTION 2

318648 DOCKET #8823 – JASON BAINE, Owner/Stevin Bacik, Applicant, Application (No. V-12-32): Variation to reduce the lot width from minimum required 150 feet to 143.1 feet (existing) for an addition to the single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the South side of Woodley Road, approximately 223.70 feet east of West Woodley Way in Section 29 of New Trier 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. 318648. The motion carried.**

318649 DOCKET #8824 – CAROLINE O'NEILL, Owner/Applicant, Application (No. V-12-33): Variation to reduce the right interior side yard setback from minimum required 10 feet to 2 feet and reduce the rear yard setback from minimum required 5 feet to 2 feet 8 inches for an accessory shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the East side of Potter Road, approximately 120 feet South of Central Road in Section 10 of 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. 318649. The motion carried.**

318650 DOCKET #8827 – KEVIN PHILBIN, Owner/Applicant, Application (No. V-12-34): Variation to reduce rear yard setback from minimum required 40 feet to 10 feet in order to expand the existing structure's two car attached garage to a four car attached garage and provide for an additional living space above the new garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.266 of an acre, located on the Southeast corner of Maynard Drive and Michael Manor in Section 11 of Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 318650. The motion carried.**

318651 DOCKET #8828 – OMAR M. AQEL, Owner/Kal Muhammad, Applicant, Application (No. V-12-35): Variation to increase the height of the proposed two (2) story detached garage from maximum allowed 15 feet to 27 feet to use the second floor as storage in the R-3 Single Family Residence District. The subject property consists of approximately 5 acres, located on the East side of 118th Avenue, approximately 660 feet South of West Juanita Drive in Section 19 of 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. 318651. The motion carried.**

### SECTION 3

318646 TRALON DURRETT, Owner, 4048 206th Street, Matteson, Illinois, Application (No. SU-12-07; Z12041). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow for training/imprinting law enforcement K-9's for narcotic detection in Section 15 of Rich Township. Property consists of 1.5 acres in Lot 9 in Block 11 in Arthur T. McIntosh and Company's Crawford Countryside Unit 2 being a subdivision of the Southeast 1/4 of Section 15, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, Rich Township, County Board District #5. Intended use: For training and imprinting Law Enforcement K-9's in all phases of narcotic and scent work.

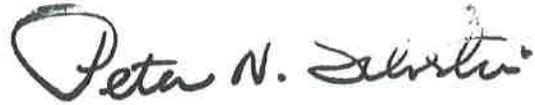
**Vice Chairman Murphy, seconded by Commissioner Steele, referred the following New Application (Communication No. 318646) to the Zoning Board of Appeals. The motion carried.**

318647 4900 SOUTH MASON, LLC., Owner, Application (No. SU-12-08; Z12042). Submitted by Michael J. Laird. Seeking a SPECIAL USE in the I-3 Industrial District to operate a truck sales and service company and to allow for repairing and maintenance of their trucks on site in Section 8 of Stickney Township. Property consists of 1.62 acres on the West side of Mason Avenue approximately 784 feet North of 51st Street in Section 8 of Stickney Township, County Board District #11. Intended use: No increase development is proposed. The current building would allow for the repairing and maintenance of their trucks.

**Vice Chairman Murphy, seconded by Commissioner Steele, referred the following New Application (Communication No. 318647) to the Zoning Board of Appeals. The motion carried.**

Commissioner Daley 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