

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

June 5, 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, Suffredin and Tobolski (15)

Absent: Commissioners Reyes and Steele (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 1

316280 DOCKET #8784 - INDIAN HILL CLUB, Owner, One Indian Hill Road, Winnetka, Illinois 60093, Application (No. SU-11-17; Z11076). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-3 Single Family Residence District to allow for the continued operation of a multiple dwelling unit dormitory for grounds keeper residence (up to 28 staff people) in Section 29 of New Trier Township. Property consists of approximately 9.1 acres located on the West side of Ridge Road approximately 90 feet South of Winnetka Road, commonly known as 1 Indian Hill Road, Winnetka, Illinois in New Trier Township, County Board District #14. Intended use: For the continued operation of a multiple dwelling unit dormitory for grounds keeper residence (up to 28 staff people). **Recommendation: Recommendation of approval.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Tobolski, moved the Approval of Communication No. 316280. The motion carried.

SECTION 2

318473 DOCKET #8797 - SHARON J. TRADER, Owner/Applicant, Application (No. V-12-13): Variation to reduce left interior side yard setback from the minimum required 15 feet to 0.6 feet (existing) for a detached accessory shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the Northeast corner of Linden Avenue and 57th Street in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Tobolski, seconded by Commissioner Murphy, moved the Approval of Communication No. 318473. The motion carried.

318474 DOCKET #8812 - EFRAIN SOLIS, Owner/Applicant, Application (No. V-12-23): Variation for an after the fact wrought iron fence built in the front yard from maximum allowed 3 feet to 5 feet and a chain link fence on the left side of the front yard from the maximum allowed 3 feet to 6 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately .50 of an acre, located on the East side of South Willow Springs Road, approximately 225 feet North of 62nd Place in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Murphy, moved the Approval of Communication No. 318474. The motion carried.

318475 DOCKET #8814-B - EUGENE SCOTT AND SUSAN PARSONS BONDURANT, Owners/Thomas Decoste, Applicant, Application (No. V-12-24): Variation to reduce the width from the minimum required 150 feet to ~~100~~ 101.75 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~~ 0.20 feet for a proposed addition in the R-3 Single Family Residence District. The subject property consists of approximately .57 acres, 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 as amended.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Murphy, moved the Approval of Communication No. 318475. The motion carried.

318476 DOCKET #8819 - GABRIELE SHILKAITIS, Owner/Applicant, Application (No. V-12-28): Variation to reduce the lot area from minimum required 40,000 square feet to 22,500 square feet (existing); and reduce the lot width from minimum required 150 square feet to 99.97 square feet (existing) for a new single family home with an attached garage on well and septic in the R-3 Single Family Residence District. The subject property consists of approximately .50 of an acre, located on the South side of Artesian Street, approximately 200 feet East of Woodlawn Avenue in Lemont Township, County Board District #17. **Recommendation: That the application be granted as amended.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Murphy, moved the Approval of Communication No. 318476. The motion carried.

318477 Docket #8820 - DALE N. SWINGLE, Owner/Applicant, Application (No. V-12-29): Variation to increase the height of the fence in the front yard from minimum allowed 3 feet to 6 feet for a vinyl fence in the R-4 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the Northwest corner of 167th Street and South Stuart (Cedar) Avenue in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Murphy, moved the Approval of Communication No. 318477. The motion carried.

318478 DOCKET #8821 - JOSEPH M. O'BRIEN, Owner/Applicant, Application (No. V-12-30): Variation to reduce the corner side yard setback from minimum required 15 feet to 4 feet for a storage shed; and reduce the distance between principal residence and storage shed (accessory structure) from minimum required 10 feet to 4 feet in the R-5 Single Family Residence District. The subject property consists of approximately .24 of an acre, located on the Southwest corner of West 73rd Place and South Nottingham Avenue in Section 30 in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Murphy, moved the Approval of Communication No. 318478. The motion carried.

318479 DOCKET #8822 - MINA DADRASS, Owner/Ramiel Kenoun, Applicant, Application (No. V-12-31): Variation to reduce the lot area from minimum required 40,000 square feet to 24,566 square feet (existing); and reduce lot width from minimum required 150 square feet to 110,195 square feet (existing) for a Montessori School building in the R-4 Single Family Residence District. The subject property consists of approximately .56 of an acre, located on the East side of Sanders Road, approximately 620.5 square feet South of Lake-Cook Road in Section 6 in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Murphy, moved the Approval of Communication No. 318479. The motion carried.

Commissioner Murphy, seconded by Commissioner Garcia, 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