REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 10, 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 and Tobolski (15)

Absent: Commissioners Reyes and Suffredin (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

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 on certain properties described therein:

317533 DOCKET #8802 - 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, located on the Northwest corner side of Western Avenue and Ballard Road in Maine Township, County Board District #9. Intended use: Community center having a school, a library, offices with incidental prayer use. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Garcia, moved the Approval of Communication No. 317533. The motion carried.

317534 DOCKET #8804 - 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 located at 183rd Street in Chicago Heights, County Board District #6. Intended use: Outdoor storage of

uncontained bulk materials in conjunction with recycling facility. **Recommendation: That the application be denied.**

Conditions: None

Objectors: Ten objectors to the Special Use were acknowledged.

Commissioner Schneider, seconded by Commissioner Collins, moved to Refer Communication No. 317534 to the Zoning Board of Appeals. The motion carried.

317535 DOCKETS #8805 and #8806 - PETER M. CHRISTO, Owner, 2834 Golf Road, Glenview, Illinois 60025. Application (SU-12-04; VV-12-17). Submitted by John J. Pikarski, Jr. of Gordon and Pikarski. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to allow the use of a home as an 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, located on the North side of Golf Road approximately 164.4 feet West of Michael Manor in Maine Township, commonly known as 2834 Golf Road, Glenview, Illinois, County Board District #9. Intended use: Allow the use of a home as an occupation of horoscope and astrology reading. **Recommendation: Approval with conditions.**

Conditions:
1) All horoscope and astrology clients must park on the driveway.
2) The Variation sign be 2 feet by 4 feet and located as requested in the front yard.
3) Expand the driveway width by 20 feet according to the site plan.

Objectors: Present at hearing: two (2) neighbors to use and one (1) neighbor to sign and petition of objection with 49 neighbor's signatures.

Commissioner Garcia, seconded by Commissioner Tobolski, moved to Defer Communication No. 317535 to the October 2, 2012 meeting. The motion carried.

SECTION 2

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

319863 DOCKET #8835 - MARK OMENS, Owner/Mark Omens and Peter Canlia, Applicants, Application (No. Z12051; V-12-40): Variation to reduce the rear yard setback from minimum required 40 feet to 25 feet for a four seasons room in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.23 of an acre located on the East side of Huber Lane approximately 75 feet North of Lake Street in Section 33 of Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 319863. The motion carried.

319864 DOCKET #8836 - JIM MURPHY, Owner/Jim Murphy and Andrew Venamore, Applicants, Application (No. Z12052; V-12-41): Variation to reduce the left interior side yard setback from the minimum required 10 feet to 5 feet for a detached garage in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.23 of an acre located on the East side of Highland Avenue approximately 80 feet North of Garden Street in Section 17 of Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 319864. The motion carried.

319865 DOCKET #8840 - ROBERT & JAMIE TAYLOR, Owner/Paul Konstant - Konstant Architecture, Applicant, Application (No. Z12056; V-12-43): Variation to increase the height of the fence in the front yard from 3 feet to 10 feet and in the rear around the tennis court from maximum allowed 6 feet to 10 feet in the R-3 Single Family Residence District. The Subject Property consists of approximately 2.108 acres, located on the South side of Woodley Road approximately 822 feet West of Locust Road in Section 29 of New Trier Township, County Board District #14. **Recommendation: That the application be denied.**

Conditions: None

Objectors: Four objectors were acknowledged.

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 319865. The motion carried.

319866 DOCKET #8841 - ANDREW D. LANDSLY, Owner/Applicant, Application (No. Z12057; V-12-44): Variation to reduce the lot area from the minimum required 40,000 square feet to 12,773 square feet (existing); and reduce lot width from 150 feet to 99.23 feet (existing) for an attached garage, on well and septic, in the R-4 Single Family Residence District. The Subject Property consists of approximately 0.29 of an acre, located on the East side of 116th Avenue, approximately 99.23 feet South of 156th Street in Section 18 of Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 319866. The motion carried.

319867 DOCKET #4914 - M & D UNLIMITED, INC., Owner, Route 5 South Hwy 59, Barrington, Illinois, Application (No. SU-12-13; Z12059). Submitted by Barrington Pools, Inc., Route 5 South Hwy 59, Barrington, Illinois. Seeking a SPECIAL USE, UNIQUE USE and VARIANCE in the R-1 Single Family Residence District to expand a lawfully existing Special Use (SU-88-05) to continue to operate a swimming pool sales and parts business that includes administrative/business offices, sales showroom and equipment and material storage for a retail swimming pool business (if granted under the companion V-12-46, to reduce required rear setback to 5.69 feet; and reduce required interior (South) side setback to 4.29 feet) in Section 21 of Barrington Township. Property consists of 0.65 of an acre, located on Route 5 South Hwy 59 in Barrington Township, County Board District #14. Intended use: Continued operation as a swimming pool sales business.

Vice Chairman Murphy, seconded by Commissioner Butler, moved to Refer Communication No. 319867 to the Zoning Board of Appeals. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Steele, moved to Adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary