

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

**October 16, 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, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (17)

Absent: None (0)

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:

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 on the South side of 183rd Street and West of Vincennes Avenue in Bloom Township, commonly know as 100 183rd Street, in Chicago Heights, County Board District #6. Intended use: Outdoor storage of uncontained bulk materials in conjunction with a recycling facility. **Recommendation: ~~That the application be denied.~~ That the application be granted, as detailed in the Addendum to the Findings of Fact.**

**Conditions:** None

**Objectors:** Ten objectors to the Special Use were acknowledged.

**Vice Chairman Murphy, seconded by Commissioner Garcia, moved the Approval of Communication No. 317534. The motion carried.**

318987 DOCKET #8838 - LITTLE CITY FOUNDATION AND LITTLE CITY FOR COMMUNITY DEVELOPMENT, Owner, 1760 West Algonquin Road, Palatine, Illinois 60067, Application (No. SU-12-12; Z12054). Submitted by same c/o John J. George and Richard Toth. Seeking a SPECIAL USE in the R-1 and R-2 Single Family Residence District for an expansion of an existing Special Use (SU-12-12) to build up to 6 additional group homes on Little City Foundation's existing campus in Section 29 of Palatine Township. Property consists of 56 acres, is located on the North side of Algonquin Road approximately 1,000 feet West of Roselle Road in Palatine Township, and commonly know as 1760 West Algonquin Road, Palatine, Illinois. The Subject Property is irregularly shaped, approximately 2,592 feet at its deepest and approximately 923 feet at its widest; the Subject Property is currently zoned R-2/R-1 Single Family Residence District, County Board District #14. Intended use: Seeking an expansion of an existing lawful Special Use to build up to 6 additional group homes on Little City Foundation's existing campus.

**Recommendation: That the application be granted with a condition.**

**Conditions:** One (1) that the vegetation be added along the South property line where the new structures are being constructed.

**Objectors:** Ten objectors present.

**Commissioner Goslin, seconded by Commissioner Gorman, moved the Approval of Communication No. 318987. The motion carried.**

## SECTION 2

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

320357 DOCKET #8839 – JOANNA PIETRZYK, Owner/Applicant, Application (No. V-12-42; Z12055): Variation to reduce the right interior side yard setback from minimum required 15 feet to 4.68 feet for an accessory shed in the R-4 Single Family Residence District. The Subject Property consists of approximately 1.59 acres, located on the Northwest corner of Springsouth Road and Crest Avenue in Section 32 of Schaumburg Township, County Board District #15.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320357. The motion carried.**

320358 DOCKET #8847 – JAIME M. MACAPUGAY, Owner/Applicant, Application (No. V-12-49; Z12063): Variation to increase the height of fence in the front yard, from maximum allowed 3 feet to 6 feet (existing) for a wood fence and reduce the right side yard interior setback from minimum required 5 feet to 4.5 feet; and reduce the distance between principal and accessory structures from minimum required 10 feet to 6.5 feet for pergola in the R-7 General Residence District. The Subject Property consists of approximately 0.04 of an acre, located on the Northwest corner of Dee Road and Dempster Street in Section 15 of Maine Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320358. The motion carried.**

320359 DOCKET #8848 – RENATA KMIEC-CEBULA, Owner/Agata Bielut, Applicant, Application (No. V-12-50; Z12064): Variation to reduce the minimum required rear yard setback from 40 feet to 27 feet (existing) to complete construction alterations to a single family residence in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.18 of an acre, located on the East side of Crescent Drive approximately 230 feet South of Harrison Street in Section 11 of Maine Township, County Board District #9.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320359. The motion carried.**

320360 DOCKET #8849 – SEAN R. MCCARTHY, Owner/Applicant, Application (No. V-12-51; Z12065): Variation to reduce the minimum required left interior side yard setback from 10 feet to 5 feet in order to construct a one story detached garage in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.14 of an acre, located on the South side of 74th Street approximately 101.59 feet East of Nottingham Avenue in Section 30 of Stickney Township, County Board District #11.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320360. The motion carried.**

320361 DOCKET #8850 – IWONA TWARDOWSKA, Owner/Agata Bielut, Application (No. V-12-52; Z12066): Variation to reduce the right interior side yard setback from minimum required 10 feet to 2.19 feet (existing shed) in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.24 of an acre, located on the Southeast corner of Highland Lane and Glenview Road in Section 33 of Northfield Township, County Board District #14.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320361. The motion carried.**

320362 DOCKET #8851 – MACIEJ KUSPER, Owner/Applicant, Application (No. V-12-53; Z12067): Variation to increase Floor Area Ratio from maximum allowed 0.40 inches to 0.85 inches (existing); reduce left interior side yard setback from minimum required 10 feet to 2.81 feet (existing); reduce the right interior side yard setback from minimum required 10 feet to 2.19 feet (existing); and reduce the rear yard setback from minimum required 5 feet to 1 foot (existing garage) in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.07 of an acre, located on the West side of Linder Avenue approximately 172 feet South of 48th Street in Section 9 of Stickney Township, County Board District #11.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320362. The motion carried.**

320363 DOCKET #8852 – RYAN J. VALAN, Owner/Applicant, Application (No. V-12-54; Z12068): Variation to reduce corner side yard setback from the minimum required 25 feet to 21.3 feet (existing) for a single family residence, and to reduce the minimum allowable lot area from 40,000 square feet to 34,028 square feet (existing) to reduce the minimum allowable lot width from 150 feet to 115.01 feet (existing) average of both lot widths, and to reduce minimum separation of the primary Single Family Residence and the detached accessory shed from the minimum required 10 feet to 4 feet (existing) in the R-4 Single Family Residence District. The Subject Property consists of approximately 0.786 of an acre, located on the Northwest corner of 109th Avenue and 153rd Street in Section 17 of

Orland Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320363. The motion carried.**

320364 DOCKET #8853- FIRST BAPTIST CHURCH, Owner/Jim Bowen, All Right Sign, Inc., Applicant, Application (No. V-12-55; Z12069): Variation to increase the sign face from maximum allowed 32 square feet to 99.27 square feet for an identifying sign for a church in the R-4 Single Family Residence District. The Subject Property consists of approximately 4.485 acres, located on the West side of Burnham Avenue approximately 335.59 feet North of Katz Corner Road in Section 30 of Bloom Township, County Board District #6.

**Recommendation: That the application be granted.**

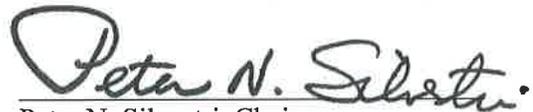
**Conditions:** None

**Objectors:** None

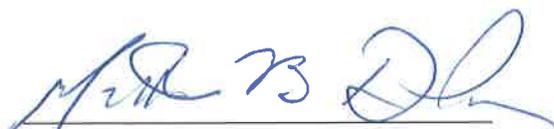
**Commissioner Daley, seconded by Commissioner Tobolski, moved the Approval of Communication No. 320364. The motion carried.**

**Commissioner Beavers, seconded by Commissioner Reyes, 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