

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 1, 2011

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 and Suffredin (15)

Absent: Commissioners Steele and Tobolski (2)

Ladies and Gentlemen:

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

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.

Commissioner Collins, seconded by Commissioner Gorman, moved to Defer Communication No. 312489. The motion carried.

313119 DOCKET #3738 – JUD REIDY, Owner, 10833 West 143rd Street, Orland Park, Illinois 60467, Application (No. SU-11-07; Z11030). Submitted by Patrick T. Brankin, Schain, Burney, Banks & Kenny, Ltd. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow rental of second dwelling unit in a detached garage (existing) with companion Variance (V-11-24) to reduce east interior side yard setback on thru lot from minimum required 15 feet to 5 feet existing) in Section 8 of Orland Township. Property consists of approximately two acres located on the south side of 143rd Street approximately 389.20 feet west of 108th Avenue in Orland Township, County Board District #17. Intended use: A unique use for an accessory residential use for the detached garage.

Commissioner Gorman, seconded by Commissioner Suffredin, moved to Receive and File Communication No. 313119. The motion carried.

313885 DOCKET # 8747 – ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, Owner, 17641 South Ashland Avenue, Chicago Heights, Illinois 60411, Application (No. SU-11-08; Z11039). Submitted by Anthony S. Pakeltis, Manager of Transportation Planning Parsons, 10 South Riverside Plaza, Suite 400, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow construction of a noise barrier wall in Section 20 of Hanover Township. Property consists of approximately 4.023 acres located on the south side of Chicago-Elgin Road approximately 164.37 feet east of Littleton Trail in Hanover Township, County Board District #15. Intended use: To provide a rail noise wall to protect residents from rail noise.

Commissioner Goslin, seconded by Commissioner Gorman, moved the Approval of Communication No. 313885. The motion carried. Commissioner Schneider voted No.

313886 DOCKET # 8748 – ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, Owner, 17641 South Ashland Avenue, Chicago Heights, Illinois 60411, Application (No. SU-11-09; Z11040). Submitted by Anthony S. Pakeltis, Manager of Transportation Planning Parsons, 10 South Riverside Plaza, Suite 400, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-4 and R-3 Single Family Residence Districts to allow construction of noise barrier wall in Sections 16 and 9 of Hanover Township. Property consists of approximately 7.783 acres located on the north side of Golf Road approximately 1,579 feet east of Rohrson Road in Hanover Township, County Board District #15. Intended use: To provide a rail noise wall to protect residents from rail noise.

Commissioner Goslin, seconded by Commissioner Gorman, moved the Approval of Communication No. 313886. The motion carried. Commissioner Schneider voted No.

314998 DOCKET # 8765 – 3601 BUFFALO GROVE ROAD, LLC, Owner, 88 East Dundee Road, Buffalo Grove, Illinois 60089, Application (No. SU-11-13; Z11057). Submitted by Prestige Leasing, Inc. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for temporary overflow parking for customer's vehicles, lease returns, service vehicles as well as vehicles held for sale by Prestige Leasing, Inc. d/b/a Prestige Auto Gallery in Section 09 of Wheeling Township. Property consists of approximately 1 acre located on the east side of Old Buffalo Grove Road approximately 187 feet north of Park Place in Wheeling Township, County Board District #17. Intended use: The proposed use is overflow parking for customer vehicles, lease returns and service vehicles.

Vice Chairman Murphy, seconded by Commissioner Goslin, moved to Receive and File Communication No. 314998. The motion carried.

315644 DOCKET #8776 – JOSHUA LENARZ, Owner, Application (V-11-53): Variation seeks to reduce left interior side yard setback from 10 feet to 1.62 feet (existing); reduce right side yard setback from 10 feet to 3.12 feet (existing shed); and reduce distance between principal and accessory structure from 10 feet to 9 feet (existing) for a one story addition 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 Major Avenue, approximately 115 feet south of Cal Sag Road 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. 315644. The motion carried.

315645 DOCKET #8777 – A. MCNALLY, Owner, Application (V-11-54): Variation seeks to increase height of two (2) existing brick pillars from 3 feet to ~~6 feet~~ 3.6 feet in the R-3 Single Family Residence District. The subject property consists of 1 acre located on the north side of Woodley Road, approximately 2,149 west of Locust Road in New Trier Township, County Board District 14. **Recommendation: That the application be granted, as amended.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 315645 as amended. The motion carried.

315646 DOCKET #8778 – MARIBEL MARTINEZ, Owner, Application (V-11-55): Variation seeks to increase height of existing masonry wall from 3 feet to 5 feet 6 inches on thru lot in the R-3 Single Family Residence District. The subject property consists of approximately 0.56 of an acre, located on the west side of Dineff Road approximately 394 feet south of Archer Avenue in Lemont 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. 315646. The motion carried.

315647 DOCKET #8779 – R. KALATA, Owner, Application (V-11-56): Variation seeks to reduce left interior side yard setback from 15 feet to 10.6 feet for an attached three (3) car garage in the ~~R-3~~ R4 Single Family Residence District. The subject property consists of 1 acre located on the south side of Longwood Way approximately 213 feet east of Oakmont Drive in Lemont Township, County Board District 17. **Recommendation: That the application be granted as amended.**

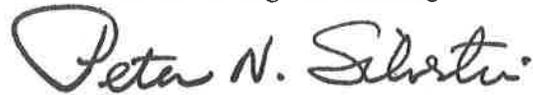
Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Goslin, moved the Approval of Communication No. 315647 as amended. The motion carried.

Vice Chairman Murphy moved to adjourn. Seconded by Commissioner Reyes, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:



Matthew B. DeLeon, Secretary