

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 18, 2012

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

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

Absent: Commissioner Collins (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 I

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:

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. The Subject 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 noise wall to protect residents from rail noise.~~ To allow construction of the noise barrier wall.

Recommendation: That the application be granted a one year extension of time.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 07/27/11.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 313885. The motion carried.

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-3 and R-4 Single Family Residence Districts to allow construction of a noise barrier wall in Sections 16 and 9 of Hanover Township. The Subject Property consists of approximately 7.783 acres located on the North side of Golf Road approximately 1,579.52 feet East of Rohrson Road in Hanover Township, County Board District #15. Intended use: ~~To provide a noise wall to protect residents from rail noise.~~ To allow construction of the noise barrier wall.

Recommendation: That the application be granted a one year extension of time.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 07/27/11.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 313886. The motion carried.

317536 ACL TRANSPORTATION SERVICES, LLC, Owner, P.O. Box 224, Lemont, Illinois 60439. Application (SU-12-05; Z12029). ~~Submitted by Metropolitan Water Reclamation District of Greater Chicago, 100 East Erie Street, Chicago, Illinois 60611.~~ Seeking a SPECIAL USE PERMIT in the I-3 Intensive Industrial District for an outdoor storage of uncontained bulk materials (road salt) in Section 21 of Lemont Township. Property consists of ~~26.61 +/- acres~~ 13.047 acres located on the South end of Canal Bank Road, approximately 620 feet East of Lemont Road and is commonly known as 15100 Canal Bank Road in Lemont Township, County Board District #17. Intended use: Outdoor storage of uncontained bulk materials (road salt).

Recommendation: That the application be granted with conditions.

Conditions: There are nine (9) conditions listed in the Findings of Fact dated December 5, 2012.

Objectors: None

***Referred to the Zoning Board of Appeals on 04/3/12.**

Vice Chairman Murphy, seconded by Commissioner Daley, moved the Approval of Communication No. 317536. The motion carried.

SECTION II

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

321261 DOCKET #8864 – CAROLYN HAWKINS, Owner/Applicant, Application (No. V-12-65; Z12081): Variation to reduce front yard setback from the minimum required 25 feet @ 20% of lot depth, to 20 feet for an addition; and reduce rear yard setback from the minimum 5 feet to 2.5 feet (existing garage) in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.216 of an acre located on the East side of Linder Avenue approximately 150 feet North of 48th Street in Section 9 of Stickney Township, County Board District #11.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 321261. The motion carried.

321262 DOCKET #8865 – KRZYSZTOF KLOZA, Owner/Applicant, Application (No. V-12-66; Z12084): Variation to reduce the left interior side yard setback from the minimum required 10 feet to 6.57 feet (existing), reduce right interior side yard setback from the minimum required 10 feet to 9.92 feet (existing house) and 0 feet (existing shed); and reduce the rear yard setback from the minimum required 40 feet to 35 1/2 feet (existing) for a rear sunroom addition in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.17 of an acre located on the West side of Flora Avenue approximately 130 feet North of Donald Court in Section 12 of Maine Township, County Board District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 321262. The motion carried.

321263 DOCKET #8866 – AGNES MROCZKOWSKI, Owner/Applicant, Application (No. V-12-67; Z12085): Variation to increase the height of an accessory garage from the maximum 15 feet to 16 feet 6 inches in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.20 of an acre located on the North side of Bryn Mawr Avenue, approximately 154 feet East of Washington Boulevard in Section 1 of Norwood Park Township, County Board District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 321263. The motion carried.

321264 DOCKET #8867 – ANDRZEJ JANUSZ, Owner/T.U. Ciesielski Architects, Ltd., Applicant, Application (No. V-12-68; Z12086): Variation to reduce the rear yard setback from the minimum required 50 feet to 36 feet (existing), reduce left interior side yard setback from the minimum required 15 feet to 8 feet (existing deck), and reduce the right interior side yard setback from the minimum required 15 feet to 10.67 feet (existing) for a second floor addition in the R-4 Single Family Residence District. The Subject Property consists of approximately 0.47 of an acre located on the West side of Elm Court, approximately 474.47 feet North of Oakwood Road in Section 3 of Northfield Township, County Board District #13.

Recommendation: That the application be granted.

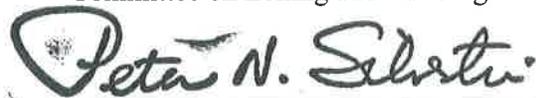
Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 321264. The motion carried.

Commissioner Steele, seconded by Commissioner Reyes, moved to adjourn the meeting. The motion passed and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:



Matthew B. DeLeon, Secretary