

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

February 27, 2013

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Collins, Daley, Fritchey, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (15)

Absent: Commissioners Butler and Garcia (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:

320581 DOCKETS #8858 AND 8859 - KATARZYNA KOBYLARCZYK, Owner, 6540 West 92nd Street, Oak Lawn, Illinois 60453, Application (SU-12-14; ~~Z12074~~ V-12-60). Submitted by same. Seeking a SPECIAL USE for a Planned Unit Development (PUD) in the R-3 Single Family Residence District to construct a new single family home on a parcel that is designated as "Environmentally Sensitive Area" by the Cook County Comprehensive Land Use Plan Map ~~along with a companion Variance (V-12-60; Z12075) to reduce the lot width from minimum required 150 feet to 145 feet (existing Condition) in Section 06 of Lyons Township.(if granted under a companion Variance V-12-60; V12075 in Section 06 of Lyons Township).~~ Property consists of approximately 1.0 acre located West of ~~114th Avenue, Elm Street~~ approximately ~~270~~ 275 feet North of ~~Railroad Avenue~~ West 91st in Section 06 of Lyons Township commonly known as 9010 Elm Avenue, Burr Ridge, County Board District #17. Intended use: Demolishing the existing one story frame house to building a new custom two story brick and frame home with a basement at the same location of existing home.

Recommendation: The application be granted.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 11/01/12.**

Commissioner Gorman, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 320581. The motion carried.

319867 DOCKETS #4914 8843 & #8844 - M & D UNLIMITED, INC., Owner, Route 5 South Hwy 59, Barrington, Illinois, Application (No. SU-12-13 & V-12-46; Z12059 & Z12060). 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 to reduce rear year setback from the minimum required 100 feet to 5.69 feet (existing) and right interior side yard setback from the minimum required 30 feet to 4.29 feet (existing for metal buildings for storage of pool equipment and supplies (if granted under the companion SU-12-13), in Section 21 in Barrington Township, County Board District #14. Intended use: Continued operation as a swimming pool sales business and metal buildings for storage of pool equipment and supplies.~~

Recommendation: That the application be granted.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 09/10/12.**

****02/5/13 Deferred to the February 27, 2013 Zoning & Building Committee Meeting.**

Commissioner Goslin, seconded by Commissioner Gorman, moved to Defer Communication No. 319867. The motion carried.

SECTION 2

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

297536 DOCKET #8487 – P.PIOTR CHUDOBA, Owner/Joseph Wrobel, Applicant, Application (No. V-08-100; Z08109): The Variation previously approved (297536), sought to (1) reduce the front yard setback from 25 feet (@20%) to 15 feet; (2) reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; (3) reduce rear yard setback from 5 feet to 3 feet; and (4) reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; increase the Floor Area Ratio from .40 to .52 for a new single family residence and a detached garage in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.07 of an acre, located on the East side of South Linder Avenue, approximately 122 feet North of 49th Street in Stickney Township, County Board District #11.

Recommendation: The application be granted a one year extension of time (fourth time request). The Zoning Board of Appeals recommends to the Cook County Board of Commissioners that the extension of time be granted to December 3, 2013.

Conditions: None

Objectors: None

***Approved by the Cook County Board on 12/03/08.**

****Extension Granted by the Cook County Board on 2/9/10.**

***** Extension Granted by the Cook County Board on 2/1/11.**

****** Extension Granted by the Cook County Board on 2/1/12.**

Commissioner Daley, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 297536. The motion carried.

297537 DOCKET #8488 – P-PIOTR CHUDOBA, Owner/Joseph Wrobel, Applicant, Application (No. V-08-101; Z08110): The Variation previously approved (297537), sought to (1) reduce the front yard setback from 25 feet (@20%) to 15 feet; (2) reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; (3) reduce rear yard setback from the minimum required 5 feet to 3 feet; (4) reduce both side yard setbacks from the minimum required 10 feet to 3 feet for a detached garage; and (5) increase the Floor Area Ratio from .40 to .52 for a new single family residence and a detached garage in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.07 of an acre, located on the East side of South Linder Avenue, approximately 97 feet North of 49th Street in Stickney Township, County Board District #11.

Recommendation: The application be granted a one year extension of time (fourth time request). The Zoning Board of Appeals recommends to the Cook County Board of Commissioners that the extension of time be granted to December 3, 2013.

Conditions: None

Objectors: None

***Approved by the Cook County Board on 12/03/08.**

****Extension Granted by the Cook County Board on 2/9/10.**

***** Extension Granted by the Cook County Board on 2/1/11.**

****** Extension Granted by the Cook County Board on 2/1/12.**

Commissioner Daley, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 297537. The motion carried.

310498 DOCKET #8690 – J.JOHN DOYAL, Owner/Applicant, Application (V-10-59; Z10083): The Variation, previously approved, (310498), sought Variation to (1) divide a parcel into two parcels: reduce parcel one (1) from the minimum required 20,000 square feet to 19,511 square feet; (2) reduce corner side yard setback from the minimum required 25 feet to 4.9 feet (existing); (3) and on parcel two (2) reduce rear yard setback from the minimum required 50 feet to 20 feet for a proposed single family residence in the R-4 Single Family District. The Subject Property consists of approximately 0.91 of an acre, located on the sSouthwest corner of 127th Street and Hill Drive in Worth Township, County Board District #6.

Recommendation: The application be granted a one year extension of time (second time request). The Zoning Board of Appeals recommends to the Cook County Board of Commissioners that the extension of time be granted to January 4, 2014.

Conditions: None

Objectors: None

***Approved by the Cook County Board on 1/4/11**

****Extension Granted by the Cook County Board on 1/18/12.**

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 310498. The motion carried.

322222 DOCKET #8885 – DAVID AND NICKY STANNARD, Owners/Applicant, Application (No. V-13-11; Z13013): Variation to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to (1) reduce the right interior side yard setback from the minimum required 10 feet to a proposed 3 feet; (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 2.5 feet; and (3) reduce the rear yard setback from the minimum required 40 feet to an existing 36 feet. Variance is sought to bring an existing residence and shed into compliance and to construct a proposed 1 1/2 story addition. The Subject Property consists of 0.23 of an acre located on the West side of Glenshire Road, approximately 171.79 feet North of Linneman Street in Section 33 of Northfield Township, County Board District #14.

Recommendation: The application be granted.

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 322222. The motion carried.

322223 DOCKET #8886 – GIOVANNI T. BOLLENTINO, Owner/Applicant, Application (No. V-13-12; Z13014): Variation to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to reduce the right corner side yard setback from the minimum required 25 feet to an existing 18.56 feet. Variance is sought to bring an existing shed into compliance. The Subject Property consists of 0.48 of an acre located on the Northeast corner of Patricia Avenue and 167th Street in Section 20 of Bremen Township, County Board District #6.

Recommendation: The application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 322223. The motion carried.

322224 DOCKET #8887 – ANDREW AND KIMBERLY KAMMER, Owners/Applicant, Application (No. V-13-13; Z13015): Variation to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to reduce the left corner side yard setback from the minimum required 25 feet to an existing 4.5 feet for a proposed garage. The Subject Property consists of .6 of an acre located on the Southwest corner of 127th Street and 82nd Court in Section 35 of Palos Township, County Board District #17.

Recommendation: The application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Vice Chairman Murphy, moved the Approval of Communication Nos. 322224. The motion carried.

SECTION 3

PROPOSED ORDINANCE AMENDMENT

321864 AN AMENDMENT TO SECTION 9.2-2 EXITWAY ENCLOSURES (PROPOSED ORDINANCE). Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner.

PROPOSED ORDINANCE AMENDMENT

Sec. 9.2-2 Exitway Enclosures.

a. In Institutional Buildings, interior exitways and stairways, including platforms, landings, and hallways, connecting them to the outside, shall be completely enclosed by incombustible two (2) hour fire-resistive construction. Openings in such

enclosures shall comply with the requirements of Section 20.18-4, except as provided in (b) below.

b. In Hospitals, on patient care floors, doors located in corridors required to provide one hour of fire resistance, are not required to be automatic, self-closing doors, provided that automatic, self-closing doors are not required by the Illinois Department of Public Health, the local Fire District, and the hospital's fire and life safety procedures. Required doors shall comply with all other provisions of Article XX.

***Referred to the Zoning & Building Committee on 02/5/13.**

Commissioner Tobolski, seconded by Commissioner Daley, moved the Approval of Communication Nos. 321864. The motion carried.

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321865 AN AMENDMENT TO SECTION 37.6 SPECIAL EQUIPMENT (PROPOSED ORDINANCE). Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner.

PROPOSED ORDINANCE AMENDMENT

SECTION 37.6 SPECIAL EQUIPMENT

Sec. 37.6 Special Equipment

a. The use, construction, and installation of special equipment shall conform to the requirements of Sections 27(14-36-010) through 27(14-36-560), Sections 27(14-32-010) through 27(14-32-1560) and Sections 27(14-28-1130) through 27(14-28-1160) of the Chicago Electrical Code.

b. Required Fire Alarm Systems shall be governed by Article 760-Fire Alarm Systems of the 2011 Chicago Electrical Code. The requirements of Section 27(14-60-260) of this 1997 Cook County Building and Environmental Ordinance shall not apply to required Fire Alarm Systems.

***Referred to the Zoning & Building Committee on 02/5/13.**

Commissioner Tobolski, seconded by Vice Chairman Murphy, moved the Approval of Communication Nos. 321865. The motion carried.

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321866 AN AMENDMENT TO SECTION 36.3-15 (A) (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner.

PROPOSED ORDINANCE AMENDMENT

SECTION 36.3-15 (A)

Sec. 36.3-15 (a).

36.3-15 a. Every existing and new building in which plumbing fixtures are installed shall be connected to a central sewerage system, except as otherwise permitted in Paragraph b., below. Each such building shall have a direct, individual, and separate connection to the central sewerage system. Accessory buildings, as defined in this Ordinance, that have plumbing fixtures may share a connection to the central sewerage system with the principal building, provided such buildings are located on the same lot and under the same ownership, and provided such plumbing fixtures meet all other applicable requirements. ~~This connection should be to a central system, except as otherwise permitted in Paragraph b., below.~~

***Referred to the Zoning & Building Committee on 02/5/13.**

Commissioner Tobolski, seconded by Vice Chairman Murphy, moved the Approval of Communication Nos. 321866. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Suffredin, 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