REPORT OF THE COMMITTEE ON ZONING AND BUILDING

March 20, 2013

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Sims, Steele and Suffredin (12)

Absent: Chairman Silvestri, Commissioners Beavers, Reyes, Schneider and Tobolski (5)

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:

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.**
*****02/27/13 Deferred to the March 20, 2013 Zoning & Building Committee Meeting.**
******03/20/13 Deferred to the April 17, 2013 Zoning & Building Committee Meeting.**

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

321048 DOCKETS #8870 & #8871 - STEFAN SZLEMBARSKI, Owner/, ~~430 Quail Ridge Drive, Westmont, Illinois 60559,~~ Application (SU-12-17; V12-69). Submitted by Invest Pro, LLC. Seeking a Special Use and Variation in the R-5 Single Family Residence District to use the property as a two-unit residence (if granted with a companion V-12-69) was amended from Special Use to Special Use for Unique Use in Section 09 of Stickney Township. Property consists of ~~0.0868~~ 0.17 of an acre located on the East side of Lorel Avenue, approximately 660 feet South of 50th Street at 5023 South Lorel Avenue in Section 09 of Stickney Township, County Board District #11. Intended use: Continue use as a two-unit residence

Recommendation: That the application be granted, as amended.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 12/4/12.**

Commissioner Fritchey, seconded by Commissioner Steele, moved the Approval of Communication No. 321048. The motion carried.

320757 DOCKET #8868 - PEAPOD, LLC, Owner, 1385 Hancock Street, Quincy, MA 02169, Application (MA-12-01; Z12082). Submitted by David Tanner, JMF Group, LLC, Two North LaSalle Street, Suite #1200, Chicago, Illinois 60602. Seeking a MAP AMENDMENT to rezone the property from the C-2 Restricted Office District to the C-8 Intensive Commercial District for the Peapod "Pick Up Point" location, a business offering goods and services to customers waiting in parked vehicles (if granted under the companion SU-12-16) in Section 24 of Hanover Township. Property consists of 0.992 of an acre located on the Southwest corner of Barrington Road and Old Church Road in Unincorporated Cook County, Illinois, County Board District #15. Intended use: Peapod "Pick Up Point" location for a business offering goods and services to customers waiting in parked vehicles.

NOTE: This item was withdrawn by the Applicant.

***Referred to the Zoning Board of Appeals on 11/4/12.**

Commissioner Steele, seconded by Commissioner Gorman, moved that the communication be Received and File. The motion carried.

320758 DOCKET #8869 - PEAPOD, LLC, Owner ~~1385 Hancock Street, Quincy, MA 02169~~ Application (SU-12-16; Z12083). Submitted by David Tanner, JMF Group, LLC~~, Two North LaSalle Street, Suite #1200, Chicago, Illinois 60602~~. Seeking a ~~SPECIAL USE~~ SPECIAL USE for UNIQUE USE in the ~~C-8 Intensive Commercial District (if granted under the companion MA 12-01) to allow for parcel pickup services~~ C-2 Restricted Office in Section 24 of Hanover Township. Property consists of 0.992 of an acre located on the Southwest corner of Barrington Road and Old Church Road in Hanover Township Unincorporated Cook County, Illinois, County Board District #15. Intended use: Parcel delivery and ~~parcel~~ pickup services.

Recommendation: That the application be granted as amended.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 11/4/12.**

Commissioner Steele, seconded by Commissioner Garcia, moved the Approval of Communication No. 320758. The motion carried.

SECTION 2

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

322576 DOCKET #8889 - ANETA JAKUBCZYK, Owner/Applicant, Application (No. V-13-14; Z13016): Variation to reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet; and reduce the right interior side yard setback from the minimum required 15 feet to proposed 10 feet in the R-4 Single Family Residence District. Variance is sought to construct a new residence with an attached garage. The Subject Property consists of approximately 1.09 acres located on the West side of side Whirlaway Drive, approximately 540 feet North of Cornflower Trail in Section 17 of Northfield Township, County Board District #14.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Steele, moved the Approval of Communication No. 320576. The motion carried.

322577 DOCKET #8890 - LINDA BOWMAN, Owner/ Submitted by Adam Kingen and Envy Home Service, Application (No. V-13-15; Z13017): Variation to reduce the left interior side yard setback from the minimum required 15 feet to an existing 9.29 feet. Variance is sought to bring an existing residence into conformance in the R-4 Single Family Residence District. The Subject Property consists of approximately .04633 of an acre located on the South side of 52nd Place, approximately 300 feet and 0" East of Willow Springs Road in Section 08 of Lyons Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Garcia, moved the Approval of Communication No. 320577. The motion carried.

322578 DOCKET #8891 - DOROTA CZAICKA, Owner/Applicant, Application (No. V-13-16; Z13018): Variation to reduce the left interior side yard setback from the minimum required 15 feet to the existing 9.15 feet in the R-4 Single Family Residence District. Variance is sought to bring an existing garage into conformance and construct a proposed addition. The Subject Property consists of approximately .51 of an acre located on the South side of Oak Place approximately 200 feet and 0" East of Lyman Avenue in Section 10 of Maine Township, County Board District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Steele, moved the Approval of Communication No. 320578. The motion carried.

322579 DOCKET #8892 - ANDRES R. RAVELO, Owner/Applicant, Application (No. V-13-17; Z13019): Variation to reduce the left interior side yard setback from the minimum required 15 feet to the existing 5.4 feet in the R-4 Single Family Residences District. Variance is sought to bring an existing patio into conformance. The Subject Property consists of approximately .58 of an acre located on the Southwest corner of 113th Avenue and 155th Street in Section 18 of Orland Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Garcia, moved the Approval of Communication No. 320579. The motion carried.

SECTION 3

322580 ROGELIO DORIA, Owner, 2039 North Kirschoff Street, Melrose Park, Illinois 60164-2030, Application (No. SU-13-0002; Z13021). Submitted by Anthony J. Peraica & Associates, Ltd. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to continue to use a single family home as a multi-family dwelling with three (3) apartments in Section 33 of Leyden Township. Property consists of approximately 0.33 of an acre located on the East side of Kirchoff Avenue approximately 200 feet South of Dickens Avenue in Section 33 in Leyden Township, County Board District #16. Intended use: Multi-family residence with three (3) apartments.

Commissioner Daley, seconded by Commissioner Steele, referred the following New Application (Communication No. 322580) to the Zoning Board of Appeals. The motion carried.

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

Respectfully submitted,
Committee on Zoning and Building

Joan Patricia Murphy

Joan Patricia Murphy, Vice-Chairman

Attest:

Matthew B. DeLeon, Secretary