

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

June 19, 2013

The Honorable,
The Board of Commissioners of Cook County

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Commissioners Butler, Collins, Daley, Fritchey, Garcia, Gorman, Goslin, Moore, Reyes, Schneider, Sims, Steele, Suffredin, and Tobolski (15)

Absent: Vice Chairman Murphy and Commissioner Gainer (2)

Ladies and Gentlemen:

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

VARIATIONS

323926 DOCKET #8899 – MICHELANGELO ABBATE, Owner/Applicant, Application (V-13-23; Z13026): Variation to reduce the lot area from the minimum required 40,000 square feet to an existing 13,270 square feet; and reduce the lot width from the minimum required 150 feet to an existing 100 feet in the R-4 Single Family Residence District. Variance is sought in order to construct a single family residence on well and septic. The Subject Property consist of 0.30 of an acre located on the West side of Myrtle Park Street approximately 250 feet South of Morse Avenue in Section 34 of Schaumburg Township, County Board District #15.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323926. The motion carried.

323927 DOCKET #8900 – 1768 HIGHLAND LLC, Owner/Tomasz Augustowski Applicant, Application (V-13-24; Z13027): Variation to reduce the rear yard setback from the minimum required 40 feet to a proposed ~~27.6 feet~~ 34.23 feet to cover the building as opposed to the patio in the R-5 Single Family Residence District. Variance is sought in order to construct a single family residence with an attached garage. The Subject Property consists of 0.23 of an acre located on the West side of Highland Avenue approximately 80 feet South of Meadow Street in Section 17 of Northfield Township, County Board District #14.

Recommendation: That the application be granted as amended.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323927. The motion carried.

323928 DOCKET #8901 – JAY WOO, Owner/Andrew Venamore-Danley, Applicant, Application (V-13-25; Z13028): Variation to reduce the right interior yard setback from the minimum required 15 feet to a proposed 10 feet in the R-4 Single Family Residence District. Variance is sought in order to construct a detached garage. The Subject Property consists of 0.55 of an acre located on the Northwest corner of Pleasant Drive and Crest Avenue in Section 32 of Schaumburg Township, Cook County District #15.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323928. The motion carried.

323929 DOCKET #8902 – MICHAEL LESNER, Owner/Andrew Venamore-Danley, Applicant, Application (V-13-26; Z13029): Variation to reduce the left interior side yard setback from the minimum required 15 feet to an existing 2.24 feet; reduce the lot area from the minimum required 40,000 feet to an existing 20,065 square feet; and reduce the lot width from the minimum 150 feet to an existing 102 feet in the R-4 Single Family Residence District. Variance is sought in order to construct an addition to a detached garage. The Subject Property consists of 0.46 of an acre located on the North side of Nerge Road approximately 117.57 feet West of Plum Grove Road in Section 35 of Schaumburg Township, County Board District #15.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323929. The motion carried.

323930 DOCKET #8903 – DAVID FAZIO, Owner/Applicant, Application (V-13-27; Z13030): Variation to reduce the lot area from the minimum required 20,000 feet to an existing 19,628 square feet and ~~(2) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 5.10~~ in the R-4 Single Family Residence District. Variance is sought in order to construct a single family residence. The Subject Property consists of 0.45059 of an acre located on the Northeast corner of Peck Avenue and 61st Street in Section 17 of Lyons Township, County Board District #16.

Recommendation: That the application be granted as amended.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323930. The motion carried.

323931 DOCKET #8904 – THOMAS SCHULZ, Owner/Edwin Reitan – Reitan Architects, Inc., Applicants, Application (V-13-28; Z13031): Variation to reduce the front yard setback from the minimum required 40 feet to a proposed 37.5 feet in the R-4 Single Family Residence District. Variance is sought in order to construct a one story residential addition. The Subject Property consists of 0.615 of an acre located on the West side of Martin Drive approximately 307.96 feet South of Pine Drive in Section 10 of Palatine Township, County Board District #14.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323931. The motion carried.

323932 DOCKET #8905 – RICHARD AND PAULINE GLINKA, Owners/Eric Gresla-Gresla Architects, Applicant, Application (V-13-29; Z13032): Variation to reduce the left interior side yard setback from the minimum required 15 feet to an existing 5.36 in the R-4 Single Family Residence District. Variance is sought in order to bring an existing residence and shed into compliance. The Subject Property consists of 1.38 acres located on the Southeast corner of Central Road and Lyman Avenue in Section 10 of Maine Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323932. The motion carried.

323933 DOCKET #8906 - DEAN TSITSIS, Owner/Applicant, Application (V-13-30; Z13033): Variation to increase height of fence in front and corner yards from the maximum allowed 3 feet to increase the height of a proposed fence to 6 feet in the R-5 single Family Residence District. Variance is sought in order to erect a 6 foot high privacy fence. The Subject Property consists of 2 acres located on the Southwest corner of Hill Street and North Lee Street in Section 36 of Wheeling Township, County District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Schneider, moved the Approval of Communication No. 323933. The motion carried.

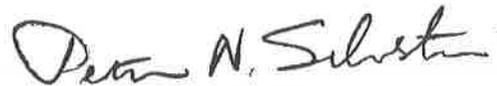
Commissioner Daley, seconded by Commissioner Reyes, moved to adjourn the meeting. The motion passed and the meeting was adjourned.

SECTION 2

YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:

Communication Number 323926	Recommended for Approval
Communication Number 323927	Recommended for Approval
Communication Number 323928	Recommended for Approval
Communication Number 323929	Recommended for Approval
Communication Number 323930	Recommended for Approval
Communication Number 323931	Recommended for Approval
Communication Number 323932	Recommended for Approval
Communication Number 323933	Recommended for Approval

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri
Peter N. Silvestri, Chairman

Attest:


Matthew B. DeLeon, Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>