



Board of Commissioners of Cook County

Zoning and Building Committee Report

Tuesday, October 2, 2013

10:00 AM

*Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois*

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Vice Chair Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, and Moore (15)

Absent: Commissioners Collins and Tobolski (2)

Also

Present: Andrew Przybylo, Secretary, Zoning Board of Appeals

SPECIAL USE/UNIQUE USE

13-1708

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks an extension of time on a Special Use for Unique Use in the R-7 General Residence District for a community center having school, library, offices and incidental prayer use.

Township: Maine

County District: 9

Application Number: SU-12-02

Zoning Number: Z12018

Docket Number: Docket #8802; CC#317533

Property Address: 8000 W. Ballard Road, Des Plaines, Illinois.

Property Description: The Subject Property measures 309.20 frontage feet along Ballard Road. It has a depth of 325.88 feet for a total 80,847.4 square feet or 1.86 acres. It is located on the Northwest corner of side of Western Avenue and Ballard Road in Maine Township

Owner: Islamic Food and Nutrition Council of America

Applicant: John J. Pikarski, Jr. and Thomas M. Pikarski of the Law Firm of Gordon and Pikarski.

Current Zoning: R-7 General Residence District

Intended use: Community center having school, library, offices and incidental prayer use.

Recommendation: **ZBA Recommendation of Approval of an extension of time be granted to September 10, 2014**

Conditions: None

Objectors: None

History: County Board Referral: 04/03/2012
Zoning Board Hearing: 09/11/2013
Zoning Board Recommendation date: 09/11/2013
County Board Approval: 09/10/2012
County Board extension granted: N/A

A motion was made by Vice Chair Murphy, seconded by Commissioner Goslin, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried.

13-1730

Presented by: The Secretary to the Board

Communication #322580

Docket #8896 - ROGELIO DORIA, Owner, 2039 North Kirshoff 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 was amended as described herein from a prior application to two (2) apartments in Section 33 of Leyden Township. Property consists of approximately 0.33 0.303 of an acre located at 2039 North Kirshoff Street on the East side of Kirchoff Avenue Street approximately 200 310 feet South of Dickens Avenue North of Armitage Avenue in Section 33 in Leyden Township, County Board District #16. Intended use: Multi-family residence with three (3) apartments from the prior application to two (2) apartments.

Recommendation: Recommendation of Approval, as Amended.

Conditions: None

Objectors: Gregory Ignoffo, Administrator, Leyden Township; Louise Pennington, the City of Northlake, Leyden High Schools District #212; Jeffrey Sherwin, Mayor, City of Northlake; Commissioner Jeffrey R. Tobolski; Marilynn J. May, President, Village of River Grove; Tommy Thompson, Clerk, Franklin Park Village.

***Referred to the Zoning Board of Appeals on 3/11/13**

****Deferred to the October 2, 2013 Zoning Board of Appeals.**

A motion was made by Commissioner Gorman, seconded by Vice Chair Murphy, that this Zoning Board of Appeals Recommendation be recommended for deferral. The motion carried.

VARIATIONS

13-1699

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks to (1) reduce the left interior side yard setback from the minimum required 10' to an existing 2.20'; (2) reduce the right interior side yard from maximum required 10' to an existing 2'; (3) reduce the rear yard from the minimum required 5' to an existing 2'; and (4) increase the Floor Area Ratio from the maximum allowed 0.40 to 0.75.

Township: Stickney Township

County District: 11

Application Number: V-13-42

Zoning Number: Z13047

Docket Number: 8918

Property Address: 5036 S. Linder Ave., Chicago, Illinois

Property Description: The Subject Property consists of 0.07 acres located on the West side of Linder Avenue approximately 197 feet North of 51st Street in Section 09 of Stickney Township

Owner: Janina & Franciszek Para

Applicant: Roman Kruzel

Current Zoning: R-5 Single Family Residence District

Intended use: Variance is sought to bring property into compliance.

Recommendation: ZBA Recommendation that the application be granted

Conditions: None

Objectors: None

History: County Board Referral: N/A
Zoning Board Hearing: 09/11/2013
Zoning Board Recommendation date: 09/11/2013
County Board extension granted: N/A

A motion was made by Commissioner Daley, seconded by Vice Chair Murphy, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried.

13-1702

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: The Variation as requested, seeks to (1) reduce the distance between signs from the minimum required 500 feet to a proposed 305.22 feet and (2) increase the height of an off premise outdoor advertising sign from the maximum allowed 40 feet to a proposed 70 feet in the I-1 Restricted Industrial District. The Variance as requested is sought in order to replace an existing off premise outdoor advertising sign.

Township: Elk Grove

County District: 9

Application Number: V-13-46

Zoning Number: Z13051

Docket Number: Docket #8922

Property Address: 2300 Hamilton Road, Arlington Heights, IL.

Property Description: The Subject Property consists of 0.79 acres located on the South side of Hamilton Road approximately 494.16' East of Diane Avenue in Section 26 of Elk Grove Township, in Cook County District #9.

Owner: American Enterprise

Applicant: Clear Channel Outdoor Edward A. Marcin

Current Zoning: I-1 Restricted Industrial District

Intended use: Replace a sign

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History: County Board Referral: N/A
Zoning Board Hearing: 09/11/2013
Zoning Board Recommendation date: 09/11/2013
County Board extension granted: N/A

A motion was made by Vice Chair Murphy, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried.

13-1707

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance in an C-4 General Commercial District to (1) reduce the front yard setback from the minimum required 15' to an existing 12.73', (2) reduce the corner side yard setback from the minimum required 15' to an existing 9.41' and (3) increase the height of a sign from the maximum allowed 20' to 26'.

Township: Leyden

County District: 16

Application Number: V-13-51

Zoning Number: Z13056

Docket Number: 8927

Property Address: 2315 N. Mannheim Road, Melrose Park, Illinois.

Property Description: The Subject Property consists of 1.02 acres located on the Northeast corner of Mannheim Road & Belden Avenue in Section 33 of Leyden Township, in Cook County District #16.

Owner: Mark Hagen

Applicant: John Doyle

Current Zoning: C-4 General Commercial District

Intended use: Variance is sought to replace a sign.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History: County Board Referral: N/A
Zoning Board Hearing: 09/11/2013
Zoning Board Recommendation date: 09/11/2013
County Board extension granted: N/A

A motion was made by Vice Chair Murphy, seconded by Commissioner Butler, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried.

ADJOURN

Vice Chairman Murphy, seconded by Commissioner Moore, 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 13-1708	Recommended for Approval
Communication Number 13-1730	Recommended for Deferral
Communication Number 13-1699	Recommended for Approval
Communication Number 13-1702	Recommended for Approval
Communication Number 13-1707	Recommended for Approval

Respectfully submitted,
Committee on Zoning and Building



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/>