

**REVISED ZONING AND BUILDING AGENDA**

**FEBRUARY 4 5, 2013**

**SPECIAL USE/UNIQUE USE & VARIATION**

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 09/16/12.**

**VARIATIONS**

321818 DOCKET #8873 – JUANA GODINEZ, Owner/Applicant, Application (No. V-12-71; Z12090): Variation to reduce the right interior side yard setback from the minimum required 10 feet to 9.32 feet (existing house) and 0.46 feet for a deck; and reduce rear yard setback from the minimum required 5 feet to 0.23 feet (existing garage) and 0.22 feet for an “after-the-fact” deck with roof in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.23 of an acre located on the South side of Drummond Place approximately 150 feet East of Hyde Park Avenue in Section 29 of Leyden Township, County Board District #16.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

321819 DOCKET #8875 – JOAQUIN DE LA TORRE, Owner/Applicant, Application (No. V-13-01; Z13001): Variation to increase the height of fence on the left corner side yard lot line from the maximum allowed from 3 feet to 8 feet in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.49 of an acre located on the Southeast corner of Lee Lane and Roppolo Drive in Sections 26 and 35 of Elk Grove Township, County Board District #15.

**Recommendation: That the application be denied.**

**Conditions:** None

**Objectors:** None

321820 DOCKET #8876 – VICTOR MIKOS, Owner/Applicant, Application (No. V-13-02; Z13002): Variation to the 2001 Cook County Zoning Ordinance in an R-5 Single Family Residence District to: 1) reduce the left interior side yard setback from the minimum required 10 feet to an existing 2 feet; 2) reduce the right interior side yard setback from the minimum required 10 feet to an existing 3 feet, and 3) increase the Floor Area Ratio from the maximum allowed 0.40 to 0.70. Variance is sought to bring an existing detached garage, metal shed and residence into compliance with the said Ordinance. The Subject Property consists of approximately 1/4 of an acre located on the East side of South Long Avenue approximately 209.99 feet North of 49th Street in Section 9 of Stickney Township, County Board District #11.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

321821 DOCKET #8877 – VERACITY INVESTORS, LLC, Owner, David W. Ansani, Applicant, Application (No. V-13-03; Z13004): Variation to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence to: 1) reduce the lot area from the minimum required 40,000 square feet to an existing 20,748 square feet; 2) reduce the lot width from the minimum required 150 feet to an existing 130 feet; 3) reduce the front yard setback from the minimum required 40 feet to an existing 28.8 feet; 4) reduce the right interior side yard setback from the minimum 15 feet to an existing 6.5 feet; and 5) reduce the separation distance between principal and accessory uses from the minimum required 10 feet to an existing 4 feet. Variance is sought to bring an existing shed and residence into compliance with said Zoning Ordinance. The Subject Property consists of approximately 0.48 of an acre located on the West side of Linder Avenue approximately 520 feet North of 143rd Street in Sections 4 and 5 of Bremem Township, County Board District #6.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

321822      DOCKET #8878 – JOHN W. COURTNEY, JR., Owner/Applicant, Application (No. V-13-04; Z13005): Variance to the 2001 of the Cook County Zoning Ordinance in an R-4 Single Family Residence District to: 1) increase the height of a fence obstruction from the maximum allowed 3 feet to a proposed 8 feet wrought iron entry gates with 6 feet entry masonry piers existing and 6 feet high proposed chain link fence in the front yard; and 2) reduce the front yard setback from the minimum required 40 feet to a proposed 2 feet. Variance is sought for compliance with said Zoning Ordinance in order to obtain building permit to construct a proposed 8 foot fence. The Subject Property consists of approximately 1 1/4 acres located in the intersection of Forest View Drive and Park Lane in Section 12 of Orland Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:**    None

**Objectors:**    None

321823      DOCKET #8879 – DEBBIE CAMARANO, Owner, Adolfo A. Alatraste, Applicant, Application (No. V-13-05; Z13007): Variance to the 2001 Cook County Zoning Ordinance in an R-5 Single Family Residence to reduce the front yard setback from the minimum required 30 feet to an existing 28.38 feet. Variance is sought to bring an existing residence into compliance with said Zoning Ordinance in order to obtain a building permit for an allowed rear room addition. The Subject Property consists of approximately 0.22 of an acre located on the South side of Grand Avenue approximately 66.83 feet East of Harold Avenue in Section 29 of Leyden Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:**    None

**Objectors:**    None

321824      DOCKET #8880 – PHILIP AND ELIZABETH KAUFMAAN REED, Owners, Hugh Doyle, Applicant, Application (No. V-13-06; Z13008): Variance to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence to: (1) reduce the left interior side yard setback from the minimum required 15 feet to an existing 13.96 feet; and (2) reduce the front yard setback from the minimum required 34 feet (20% of lot depth) to an existing 7.4 feet. Variance is sought to bring an existing residence and fence into compliance with said Zoning Ordinance in order to obtain a building permit to construct an allowed rear room addition. The Subject Property consists of 0.47 of an acre located on the West side of Cornell Avenue approximately 120 feet South of 130th Street in Section 35 of Palos Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:**    None

**Objectors:**    None

321825      DOCKET #8881 – THOMAS AND ASHLEY DANIS, Owners, Ashley Danis, Applicant, Application (No. V-13-07; Z13009): Variance to the 2001 Cook County Zoning Ordinance in an R-3 Single Family Residence to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 31,900 square feet; and (2) increase the Floor Area Ratio from the maximum allowed 0.15 feet to 0.19 feet for several additions to a single family home. Variance is sought in order to bring the Subject Property into compliance with said Zoning Ordinance and to obtain building permits for several proposed additions. The Subject Property consists of 0.73 of an acre located on the East side of 25th Street approximately 191.04 feet North of Kenilworth Avenue in Section 29 of New Trier Township, County Board District #13.

**Recommendation: That the application be granted.**

**Conditions:**    None

**Objectors:**     None

321826      DOCKET #8882 – ANDREW L. NOVINGER, Owner/Applicant, Application (No. V-13-08; Z13006): Variance to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence to increase height of fence obstructions on the left corner side yard from the maximum allowed 3 feet to an existing 5 feet. Variance is sought to bring an existing 5 foot cedar fence into compliance with said Zoning Ordinance in order to obtain “after-the-fact” building permit for said fence. The Subject Property consists of 0.40 of an acre located on the Northwest corner of 57th Street and Gilbert Avenue in Section 17 of Lyons Township, County Board District #17.

**Recommendation: That the application be granted.**

**Conditions:**    None

**Objectors:**     None

321827      DOCKET #8883 – JOSEFINA RODRIGUEZ, Owner, Andrew Venamore, Applicant, Application (No. V-13-09; Z13011): Variance to the 2001 Cook County Zoning Ordinance in an R-5 Single Family Residence to reduce right interior side yard setback from the minimum required 10 feet to a proposed 1.8 feet. Variance is sought to bring a proposed detached garage into compliance with said Zoning Ordinance in order to obtain a building permit to construct said garage. The Subject Property consists of 0.24 of an acre located on the South side of Winters Drive approximately 73.33 feet West of Roy Avenue in Section 29 of Leyden Township, County Board District #16.

**Recommendation: That the application be granted.**

**Conditions:**    None

**Objectors:**     None

321828      DOCKET #8884 – SALVADOR LOMELLI, Owner, Andrew Venamore, Applicant, Application (No. V-13-10; Z13012): Variance to the 2001 Cook County Zoning Ordinance in a R-5 Single Family Residence District to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 7,905 square feet; (2) reduce the left interior side yard setback from the minimum required 10 feet to a proposed 4 feet; and (3) reduce the rear yard setback from the minimum required 5 feet to a proposed 3 feet. Variance is sought to bring the existing lot and proposed detached garage into compliance with said Zoning Ordinance in order to obtain a building permit to construct said garage. The Subject Property consists of 0.18 of an acre located on the South side of West Medill Avenue approximately 336.94 feet East of North Mannheim Road in Section 33 of Leyden Township, County Board District #16.

**Recommendation: That the application be granted.**

**Conditions:**    None

**Objectors:**     None

\* The next regularly scheduled meeting is presently set for February 27, 2013.