

ZONING AND BUILDING AGENDA

JUNE 19, 2012

SPECIAL USE/UNIQUE USE

312489 Docket #8734 - CONNIE SIERRA, Owner, 2310 North Hawthorne Avenue, Melrose Park, Illinois 60164, Application (No. SU-11-05; Z11026). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to allow continued use of the existing building as a two dwelling unit in Section 33 of Leyden Township. Property consists of approximately 0.36 of an acre located on the west side of Hawthorne Avenue approximately 86.99 feet north of Belden Avenue in Leyden Township. Intended use: Continued use as two (2) dwelling unit Single Family Residence (primary) and story detached garage and one (1) story detached shed.

Recommendation: That the application be granted with conditions, as detailed in the Addendum to Final Findings of Fact dated November 4, 2011.

Conditions: 1) The Subject Property limited to two dwelling units.

2) No vehicular parking in the front yard.

***This item was deferred at the December 1, 2011 Zoning & Building Committee Meeting.**

***This motion to concur with the Recommendations of the Zoning Board of Appeals on this Item as amended failed by a Roll Call Vote at the December 14, 2011 Zoning & Building Committee Meeting.**

***This Item was referred back to the Zoning & Building Committee at the January 18, 2012 Meeting of the Board of Commissioners (Item #5).**

***This Item was referred back to ZBA by the Cook County Board of Commissioners on February 1, 2012 so that additional testimony may be collected.**

VARIATIONS

318648 DOCKET #8823 – JASON BAINÉ, Owner/Stevin Bacik, Applicant, Application (No. V-12-32): Variation to reduce the lot width from minimum required 150 feet to 143.1 feet (existing) for an addition to the single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the South side of Woodley Road, approximately 223.70 feet east of West Woodley Way in Section 29 of New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

318649 DOCKET #8824 – CAROLINE O’NEILL, Owner/Applicant, Application (No. V-12-33): Variation to reduce the right interior side yard setback from minimum required 10 feet to 2 feet and reduce the rear yard setback from minimum required 5 feet to 2 feet 8 inches for an accessory shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the East side of Potter Road, approximately 120 feet South of Central Road in Section 10 of Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

318650 DOCKET #8827 – KEVIN PHILBIN, Owner/Applicant, Application (No. V-12-34): Variation to reduce rear yard setback from minimum required 40 feet to 10 feet in order to expand the existing structure’s two car attached garage to a four car attached garage and provide for an additional living space above the new garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.266 of an acre, located on the Southeast corner of Maynard Drive and Michael Manor in Section 11 of Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

318651 DOCKET #8828 – OMAR M. AQEL, Owner/Kal Muhammad, Applicant, Application (No. V-12-35): Variation to increase the height of the proposed two (2) story detached garage from maximum allowed 15 feet to 27 feet to use the second floor as storage in the R-3 Single Family Residence District. The subject property consists of approximately 5 acres, located on the East side of 118th Avenue, approximately 660 feet South of West Juanita Drive in Section 19 of Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

NEW APPLICATIONS

318646 TRALON DURRETT, Owner, 4048 206th Street, Matteson, Illinois, Application (No. SU-12-07; Z12041). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to allow for training/imprinting law enforcement K-9’s for narcotic detection in Section 15 of Rich Township. Property consists of 1.5 acres in Lot 9 in Block 11 in Arthur T. McIntosh and Company’s Crawford Countryside Unit 2 being a subdivision of the Southeast 1/4 of Section 15, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, Rich Township, County Board District #5. Intended use: For training and imprinting Law Enforcement K-9’s in all phases of narcotic and scent work.

318647 4900 SOUTH MASON, LLC., Owner, Application (No. SU-12-08; Z12042). Submitted by Michael J. Laird. Seeking a SPECIAL USE in the I-3 Industrial District to operate a truck sales and service company and to allow for repairing and maintenance of their trucks on site in Section 8 of Stickney Township. Property consists of 1.62 acres on the West side of Mason Avenue approximately 784 feet North of 51st Street in Section 8 of Stickney Township, County Board District #11. Intended use: No increase development is proposed. The current building would allow for the repairing and maintenance of their trucks.

* The next regularly scheduled meeting is presently set for July 10, 2012.