



**Board of Commissioners of Cook County  
Board of Commissioners**

**Zoning and Building Committee**

**Wednesday, February 7, 2018**

**10:00 AM**

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

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

[18-2051](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/17/2018

[16-2730](#)

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Map Amendment MA 16-02 & Special Use SU 16-04

Township: Leyden

County District: 16

Property Address: 2506, 2514, and 2516 North Mannheim Road, Franklin Park, Illinois 60131

Property Description: The Subject Property consists of approximately 2 acres generally located on the southwest corner of Nevada Street and North Mannheim Road.

Owner: Nevada Property LLC., 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Agent/Attorney: Perry Vietti, Interfaith Housing Development Corporation, 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Current Zoning: C-4 General Commercial District

Intended use: Map Amendment to rezone the Subject Property from its current zoning designation of the C-4 General Commercial District to a proposed zoning designation of the R-8 General Residence District and if granted under the companion Special Use request 16-04 for a Planned Unit Development to allow for the operation of a five story, 68-unit rental apartment building.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: Mr. Joseph Thomas, Leyden Township Supervisor, Mr. Ron Carleson, Mannheim School District 83, Mr. Randy Olinski, 1314 Emerson, Melrose Park, Illinois, Fire Department Trustee, Mr. Sanfilipo, 820 Roberta, Melrose Park, Illinois, neighbor, Mr. Vincent Fiarito, 2316 Wagner, Melrose Park, Illinois, Leyden Township Highway Commissioner, Mr. John Clinger, 12500 Altgeld, Melrose Park, Illinois.

History:

Zoning Board Hearing: 10/5/2016

Zoning Board Recommendation date: 11/16/2016

County Board extension granted: N/A

**Legislative History :** 5/11/16 - Zoning and Building Committee - recommend for deferral

**Legislative History :** 8/3/16 - Zoning and Building Committee - refer to Zoning Board of Appeals

**Legislative History :** 8/3/16 - Board of Commissioners - refer to Zoning Board of Appeals

**Legislative History :** 12/14/16 - Zoning and Building Committee - recommend for deferral

**Legislative History :** 12/14/16 - Board of Commissioners - defer

A handwritten signature in blue ink that reads "Matthew B. DeLeon". The signature is written in a cursive style with a large initial 'M'.

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Secretary

Chairman: Silvestri  
Vice-Chairman: Sims  
Members: Committee of the Whole