



**Board of Commissioners of Cook County
Minutes of the Zoning and Building Committee**

10:00 AM

Wednesday, February 7, 2018

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

ATTENDANCE

Present: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Butler and Garcia (2)

PUBLIC TESTIMONY

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. George Blakemore

18-2051

COMMITTEE MINUTES

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

A motion was made by Commissioner Suffredin, seconded by Commissioner Goslin, to approve 18-2051. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Butler and Garcia (2)

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

A motion was made by Commissioner Tobolski, seconded by Commissioner Morrison, to recommend for receiving and filing 16-2730. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Butler and Garcia (2)

ADJOURNMENT

A motion was made by Vice Chairman Sims, seconded by Commissioner Arroyo to adjourn the meeting.. The motion carried by the following vote:

Ayes: Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

Absent: Butler and Garcia (2)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.