



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, September 18, 2024

9:30 AM

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

Issued on 9/11/2024

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 registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will 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 not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. 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. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[24-5186](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/24/2024

[24-3852](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: MA/PUD-2303 Map Amendment and Planned Unit Development

Township: Hanover

County District: 15th

Property Address: 31W222 West Bartlett Road, Bartlett, IL. 60103

Property Description: The subject property consists of two contiguous parcels, which generally comprise the northeast corner of Barlette Road and Tameling Court. The site has approximately 512 feet of frontage on the north side of West Bartlette Road by 415 feet of depth-frontage on the east side of Tameling Court.

Owner: Superior Real Estate Holdings LLC., 700 North Rohlwing Holdings, LLC., Itasca, IL. 60143

Agent/Attorney: Superior Overnight Services, INC., 31W222 West Bartlett Road, Bartlett, IL. 60103; Nicholas Ftikas Esq., Law Offices of Sam Banks, 221 N. LaSalle St., 38th Floor, Chicago, IL 60601

Current Zoning: I-2 General Industrial District

Intended use: The applicant is requesting to rezone the subject property from I-2 to I-4 Motor Freight District to permit the operation of a motor freight/truck terminal (cartage facility), and a Planned Unit Development (PUD) as the property is designated as an Environmentally Sensitive Area.

Recommendation: ZBA Recommendation of Approval with 6 Conditions:

Conditions: The Conditions are as follows:

1. Remove active Real Estate Listings for the Subject Property.
2. No engine maintenance or fueling on the Subject Property.
3. No warehousing of products or boxes on the Subject Property.
4. Owner/Applicant will maintain 100% of the cost of Tameling Court.
5. Agree to maintain the business at 31W222 W. Bartlett Road, Bartlett, Illinois for a minimum of 10 years.
6. Widening Tameling Court 5 feet to Bartlett Road to the end accommodate truck traffic.

Objectors:

1. Village of Bartlett - Objection, The Village of Bartlett, 228 Main Street, Bartlett, IL 60103
2. William Curran, JR. Objector, 8N450 Tameling Court, #3, Bartlett, IL 60103
3. Robert Thiele, Objector, 8N470 Tameling Court, Bartlett, IL 60103
4. Stephan King, Objector, 470 Tameling Court, Bartlett, IL 60103
5. Kurt Belinski, Objector, Global Track, 1116 Fieldstone Lane, Bartlette, IL. and 300 W Bartlett Road, Bartlett, IL 60103

History:

Zoning Board Hearing: 12/6/2023, 4/3/2024 and 05/22/2024

Zoning Board Recommendation date: 07/10/2024

County Board extension granted: N/A

Legislative History : 7/24/24 - Zoning and Building Committee - recommend for deferral

Legislative History : 7/25/24 - Board of Commissioners - defer

24-4655

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment, Special Use & Planned Unit Development, MA-2402 & SU/PUD-2402

Township: Hanover

County District: 15

Property Address: 161 IL Route 59, Bartlett, IL 60103

Property Description: The Subject Property consists of approximately 9.8 acres of vacant land on the east side of Illinois Route 159 in unincorporated Cook County.

Owner: Chicago Title Land Trust Company, Trustee u/t/a/d 5/1/1980 and known as Trust No. 4732, and Illinois Land Trust (C/O Rajiv Singh) 1912 Midwest Club Parkway, Oak Brook, IL 60523

Agent/Attorney: AMERCO Real Estate Company, Katriina S. McGuire, Thompson Coburn LLP 55 East Monroe Street 37th Floor, Chicago, IL 60603

Current Zoning: R-5 Single Family Residential District

Intended use: Applicant seeks a Map Amendment to rezone the subject property from in a R-5 Single Family Residential District to a C-6 Automotive Service District to operate a self-storage, truck/trailer sharing or leasing service and related retail sales, and if granted under companion SU/PUD-2402.

Applicant seeks a Special Use for a PUD in a C-6 Automotive Service District to operate a Self-storage, and warehousing, including truck/trailer sharing or leasing service and related retail sales, on property designated as “Environmentally Sensitive” by the Cook County Comprehensive Land Use and Policy Plan 1999, and if granted under companion MA-2402.

Recommendation: Granted

Conditions: 1.Applicant shall install a 6-foot tall, chain link fence around the perimeter of the retention pond area.
2.No propane shall be sold or stored on the property.
3.Subject to the review and approval of IDOT, the Applicant shall install a northbound left-turn lane on Rte 59, and in the event IDOT requires it, shall install a traffic signal at the intersection of Rte 59 and Baytree Lane.

Objectors: Ms. Kristy Stone, as Planning and Development Services Director, representing the Village of Bartlett, IL., Brian McGuire, Hanover Park Township Board of Trustees, Supervisor, 250 South Illinois Route 59, Bartlett, IL., Mr. Jim & Ruth Czuprynski, 318 Pebble Beach Lane, Bartlett, IL., Susa Beckwith, 312 Pebble Beach Ln., Bartlett, IL., Mr. Paul Everett, as regional manager for StorageMart, 5979 Butterfield Rd, Hillside, IL., Ms. Amy Nichols, 324 Pebble Beach Lane, Bartlett, IL., Greg Hoshaw, Hanover Township Emergency Services, 324 Pebble Beach Lane, Bartlett, IL., Ms. Sue Beckwith, 312 Pebble Beach Lane, Bartlett, IL., Ms. Nisha Savani, 322 Pebble Beach Lane, Bartlett, IL., Ms. Gloria Pietro, 326 Pebble Beach Lane, Bartlett, IL., Mr. Bruce Okal, 332 Pebble Beach Lane, Bartlett, IL., Ms. Felicia DiIacova, 328 Pebble Beach Lane, Bartlett, IL., Ms. Aurora Briones, 338 Pebble Beach Lane, Bartlett, IL., Naheed Siddiqi, 302 Pebble Beach Lane, Bartlett, IL., Ms. Ana Sprague, 5440 Arlington Drive East, Hanover Park, IL., Mr. Brandon Bilbrey, 314 Pebble Beach Lane, Bartlett, IL., and Mr. Kevin Williams, 419 Timber Ridge Drive, Bartlett, IL.

History:

Zoning Board Hearing: 06/26/2024

Zoning Board Recommendation date: 09/04/2024

County Board extension granted: N/A

24-4660

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment & Special Use, Planned Unit Development, MA-2401 & SU/PUD-2402 - Town of Leyden

Township: Leyden

County District: 16

Property Address:

2450 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.46 acres,
2514 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.67 acres,
2506 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.5 acres,
2514 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.3 acres and
2516 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.53 acres.

Property Description: The Subject Property consists of approximately 2.46 acres.

Owner: Town of Leyden, 2501 N. Mannheim Rd., Franklin Park, IL, 60131

Agent/Attorney: Leyden Township, 2501 N. Mannheim Rd., Franklin Park, IL, 60131 and Frederick E. Agustin of the Law Offices of Samuel V.P. Banks 221 N. LaSalle Street, 38th Floor, Chicago, IL 60601.

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Map Amendment to rezone the subject property from C-4 General Commercial District to R-8 General Residence District, with a companion SU for PUD, SU-2402.

Applicant seeks Special Use for a Planned Unit Development in R-8 general Residence District, if granted under a companion MA-2401, to build a higher density multi-story development with 80 units.

Recommendation: Granted

Conditions: None

Objectors: Al Pennington - Objector, no address provided

History:

Zoning Board Hearing: 07/10/2024

Zoning Board Recommendation date: 09/04/2024

County Board extension granted: N/A

Lynne M. Turner

Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole