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ZONING BOARD OF APPEALS
OF THE COUNTY OF COOK

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KEVIN L. FREEMAN
CHAIRMAN

January 7, 2015

Honorable President Preckwinkle and Members
Of the Cook County Board of Commissioners
118 N. Clark St.
Chicago, Illinois 60602

**Re: Chicago Title Land Trust Co.
Trust Agreement 5/19/13 T#8002361908
MA-14-02, SU-14-03, and V-14-08
CC District #14**

Dear President Preckwinkle and Commissioners:

We transmit for your consideration our Findings and Recommendations in respect to the above Map Amendment, Special Use for PUD, and variation applications which you had referred to us.

A public hearing was originally set for July 9, 2014 at the Village of Northbrook Board Room, 1225 Cedar Lane, Northbrook, Illinois 60062 1:00 pm but, due to overflow from the unanticipated extraordinarily large number of residents who wished to attend the hearing, the public hearing was continued to July 21, 2014 at 1:00 PM at the Glenbrook North High School's Sheely Center for Performing Arts Auditorium, 2300 Shermer Road, Northbrook, Illinois, pursuant to publication and in the manner prescribed by law.

On October 8, 2014, the cases were remanded back to the Zoning Board of Appeals for further testimony. A public hearing was held on November 10, 2014 at Niles Human Services, 999 Civic Center, Niles, Illinois at 1:00 PM pursuant to publication and in the manner prescribed by law.

The Subject Property consists of approximately 43.22 acres, located north of Techny Road and west of Western Avenue in Northbrook, in Northfield Township, Unincorporated Cook County, Illinois. The Subject Property address is 1677 W. Mission Hills, Northbrook, Illinois, unincorporated Cook County, Illinois.

The Municipalities notified with respect to the hearing for this Application as being within 1-1/2 miles of the Subject Property are Villages of Northbrook, Glenview, Mount Prospect, Prospect Heights and Wheeling. There was a representative from the Village of Northbrook present at the



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July 21, 2014 hearing. There was no response from any municipality during the call of the villages.

The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the hearing. The ZBA received on December 8, 2014 and December 10, 2014 protests from 7 Condominium Associations, 320 individual unit owners, 34 additional unit owners within the Mission Hills development and 13 home owners adjacent to the Mission Hills development.

The Zoning Board of Appeals **unanimously recommends approval** to the Cook County Board of Commissioners and that the **MA-14-02, SU-14-03, and V-14-08** as requested:

- 1) Map Amendment to rezone approximately 44 acres of the Subject Property from P-2 Open Land District to an R-6 General Residence District for a Planned Unit Development (PUD) of 137 residential units;
- 2) Special Use for a PUD in the R-6 General Residence District (if granted under companion MA-14-02) for twenty one (21) detached single family homes, seventeen (17) duplex containing thirty four (34) units and eighty two (82) multi-unit (townhouses) for a total of 137 residential units, and
- 3) Variation in R-6 General Residence District (if granted under companion MA-14-02 & SU-14-03) to reduce rear yard setback for duplex and townhome lots from minimum required 40' to 25'; reduce corner side yard setback for townhome lots from minimum required 21.5' to 20'; increase the F.A.R for duplex lots from 0.5 to 0.66 and increase the F.A.R. for townhome lots from 0.6 to 0.73 in Section 18 of Northfield Township be **granted**. If granted, all pertinent records, maps and the Comprehensive Plan shall be changed in accordance with this recommendation.

Very truly yours,

ZONING BOARD OF APPEALS

A handwritten signature in black ink, appearing to read "Andrew Przybylo", is written over the printed name.

Andrew Przybylo
Secretary