



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 24-0892 **Version:** 1 **Name:** SU 2303 Avalon Equities Techny, LLC.
Type: Zoning Board of Appeals Recommendation **Status:** Approved
File created: 1/3/2024 **In control:** Zoning and Building Committee
On agenda: 1/24/2024 **Final action:** 1/25/2024
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU-2303

Township: Northfield

County District: 14

Property Address: 3600 Techny Road, Northbrook, Illinois

Property Description: The Subject Property is approximately 1.61 acres located on the north side of Techny Road between Sanders Road on the West and Landwehr Road on the East in Northfield Township in Unincorporated Cook County

Owner: Avalon Equities Techny, LLC., Carlo Santucci 3315 Algonquin Road, Rolling Meadows, IL.

Agent/Attorney: J. Thomas Witek, Esq., Witek Law Offices, 3315 Algonquin Road, Rolling Meadows, IL

Current Zoning: R-6 General Residence District

Intended use: Application seeks a Special Use to operate a commercial, private indoor recreational facility.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: Sandy Schneider and Howard Fine, neighbor, Marietta Parenti, 3711 Provenance Way, Northbrook, IL., Jenny and Zach Dombrowski, neighbor, Debbie and Steve Galo, neighbor, Joohui Kim, 1904 Deep Crest Lane, Northbrook, IL., Joe Novak, neighbor, Alan Ehrenberg, 1902 Deer Crest Lane, Northbrook, IL., Ricky Jolcover, 3727 Provenance Way, Northbrook, IL., Rich Stone, 3706 Providence Drive, Northbrook, IL., Yong Shin, neighbor, Steven and Randye Martin, 1772 Providence Lane, Northbrook, IL., Joann Kim, neighbor, Michael Chen, neighbor, William and Judith Weaver, neighbors, Howard Burnett, neighbor, Sue and Justin Pak, neighbors, Mary Ann Stanek, 3837 Providence Way, Northbrook, IL., Darryl and Jill Rosen, neighbors, Sandy Kessler, 1601 Providence Way, Northbrook, IL., Marla Fields, 1609 Providence Way, Northbrook, IL., Sandra Rosenberg, 1903 Deercrest Lane, Northbrook, IL., John and Katherine Merz, 3745 Providence Way, Northbrook, IL., Michael and Karen Harlan, 1760 Providence Way, Northbrook, IL., Tony Han, neighbor, Ron and Alysa Weber, 1611 Providence Way, Northbrook, IL., Art and Audee Whitman, 1732 Providence Way, Northbrook, IL., Glen and Jill Roter, neighbors, Anonymous neighbor, and Andrea Lemsh, neighbor.

History:

Zoning Board Hearing: 11/1/2023

Zoning Board Recommendation date: 01/03/2023

County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/25/2024	1	Board of Commissioners	approve	Pass
1/24/2024	1	Zoning and Building Committee	recommend for approval	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

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