



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 22-5851      **Version:** 1      **Name:** SU-2203 Torrence Ave Solar 1, LLC  
**Type:** Zoning Board of Appeals Recommendation      **Status:** Approved  
**File created:** 10/5/2022      **In control:** Zoning and Building Committee  
**On agenda:** 10/19/2022      **Final action:** 10/20/2022  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU-2203

Township: Bloom

County District: 16

Property Address: 21940 Torrence Avenue, Sauk Village, Illinois and 21944 Torrence Avenue, Sauk Village, Illinois 60411

Property Description: The Subject Property is approximately 49.59 acres located on the Southwest corner of Torrence Avenue and the Elgin, Joliet and Eastern Railroad..

Owner: Mark and Don Verduin, 1485 E 231st Street, Steger, IL 60475

Agent/Attorney: Torrence Avenue Solar 1, LLC. 5636 Connecticut Avenue NW #42729, Washington, DC 20015

Current Zoning: R-5 Single Family Resident District

Intended use: Application is for a ground mounted solar array, a facility to serve the low-income community in Cook County.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/3/2022

Zoning Board Recommendation date: 10/5/2022

County Board extension granted: N/A

**Sponsors:**

**Indexes:** JAMES WILSON, Secretary, Zoning Board of Appeals

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/20/2022	1	Board of Commissioners	approve	Pass
10/19/2022	1	Zoning and Building Committee	recommend for approval	Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Special Use SU-2203

Township: Bloom

County District: 16

Property Address: 21940 Torrence Avenue, Sauk Village, Illinois and 21944 Torrence Avenue, Sauk Village, Illinois 60411

Property Description: The Subject Property is approximately 49.59 acres located on the Southwest corner of Torrence Avenue and the Elgin, Joliet and Eastern Railroad..

Owner: Mark and Don Verduin, 1485 E 231<sup>st</sup> Street, Steger, IL 60475

Agent/Attorney: Torrence Avenue Solar 1, LLC. 5636 Connecticut Avenue NW #42729, Washington, DC 20015

Current Zoning: R-5 Single Family Resident District

Intended use: Application is for a ground mounted solar array, a facility to serve the low-income community in Cook County.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 8/3/2022

Zoning Board Recommendation date: 10/5/2022

County Board extension granted: N/A