



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 17-1329 **Version:** 1 **Name:** MA 16-05 Velislav Timotijevic 5833 Blackstone Avenue, LaGrange Highlands, Illinois 60525

Type: Zoning Board of Appeals Recommendation **Status:** Denied

File created: 1/23/2017 **In control:** Zoning and Building Committee

On agenda: 2/8/2017 **Final action:** 3/8/2017

Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Map Amendment MA 16-05

Township: Lyons

County District: 17

Property Address: 5833 Blackstone Avenue, LaGrange Highlands, Illinois 60525

Property Description: The Subject Property consists of 0.46 acre located on the east side of Blackstone Avenue and approximately 146 feet north of 58th Street in Section 17.

Owner: Velislav Timotijevic, 1032 W. 58th Street, LaGrange Highlands, Illinois 60525

Agent/Attorney: Nick Ftikas, Law Offices of Samuel V. P. Banks, 221 N. LaSalle Street, 38th Floor, Chicago, Illinois 60601.

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the Subject Property from its current zoning designation of the R-4 Single Family District to a proposed zoning designation of the R-5 Single Family District to build two new single family homes.

Recommendation: ZBA Recommendation is of Denial.

Conditions: None

Objectors: Michael Dickman, a member of the LaGrange Highlands Civic Association's Board of Directors, Elizabeth Shine Hermes of the law firm Odelson & Sterk, on behalf of the Township of Lyons, Marty Stulp, neighbor, 1320 W. 53rd Place, LaGrange, IL., Mr. and Mrs. Golm, neighbors, 5809 Blackstone, LaGrange, IL., Rich and Kim Borkus, neighbors, 5820 Blackstone, LaGrange, IL., Peter Golar neighbor, 930 W. 58th St., LaGrange Highlands, IL., Mayor McDermott, City of Countryside, John Bader, neighbor to the south of the subject property, Myong Chung 1004 59th Street, LaGrange, IL., Jim Green, LaGrange Highlands Civic Association, Tom Hinshaw, President of Indian Head Park, 6575 Shabbona Rd., Indian Head Park, IL., Tom Kohrs, 6280 Sunset, LaGrange, IL., and Anthony Soyak, 63rd Street, LaGrange Highlands, IL.

Zoning Board of Appeals received a letter in opposition of the proposed Map Amendment by the LaGrange Highlands Civic Association. Attached to the letter was a Petition with 283 signatures of those immediately residing in the affected area.

Zoning Board of Appeals received a Resolution in Opposition of the proposed Map Amendment by the City of Countryside.

Zoning Board of Appeals received letter & Resolution in Opposition from the Village of Indian Head Park.

Zoning Board of Appeals received a letter from Grant and Amy Carrigan stating opposition to the proposed Map Amendment.

History:
Zoning Board Hearing: 11/09/2016
Zoning Board Recommendation date: 1/18/2017
County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|----------|------|-------------------------------|---------------------------|--------|
| 3/8/2017 | 1 | Board of Commissioners | disapprove | Pass |
| 3/8/2017 | 1 | Zoning and Building Committee | recommend for disapproval | Pass |
| 2/8/2017 | 1 | Zoning and Building Committee | recommend for deferral | Pass |

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

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County District: 17

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Recommendation: ZBA Recommendation is of Denial.

Conditions: None

Objectors: Michael Dickman, a member of the LaGrange Highlands Civic Association's Board of Directors, Elizabeth Shine Hermes of the law firm Odelson & Sterk, on behalf of the Township of Lyons, Marty Stulp, neighbor, 1320 W. 53rd Place, LaGrange, IL., Mr. and Mrs. Golm, neighbors, 5809 Blackstone, LaGrange, IL., Rich and Kim Borkus, neighbors, 5820 Blackstone, LaGrange, IL., Peter Golar neighbor, 930 W. 58th St., LaGrange Highlands, IL., Mayor McDermott, City of Countryside, John Bader, neighbor to the south of the subject property, Myong Chung 1004 59th Street, LaGrange, IL., Jim Green, LaGrange Highlands Civic Association, Tom Hinshaw, President of Indian Head Park,

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