



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 17-5883 **Version:** 1 **Name:** MA 17-01 J. P. McMahon Properties LLC.
Type: Zoning Board of Appeals **Status:** ZBA Application Denied
Recommendation
File created: 10/23/2017 **In control:** Zoning and Building Committee
On agenda: 11/15/2017 **Final action:** 11/15/2017
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Map Amendment MA 17-01

Township: Lemont

County District: 17

Property Address: 16548 and 16572 New Avenue, Lemont, Illinois 60439

Property Description: The subject property consists of approximately 9.716 acres. The subject property measures 704.12 feet on the north line, 653.76 feet on the east line, 704.31 on the south line, and 651.99 on the west line. The subject property is located on the south side of New Avenue.

Owner: J.P. McMahon Properties, LLC., Jim McMahon, 350 Blackstone Avenue, LaGrange, Illinois 60525

Agent/Attorney: Matthew Norton Esq., Burke, Warren, MacKay & Serritella, P.C., 330 N. Wabash Avenue, 21st Floor, Chicago, Illinois 60611

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the subject property from an R-4 Single Family Residence District to an I-4 Motor Freight Terminal District to construct a truck terminal property with a motor freight terminal facility in Section 30.

Recommendation: ZBA Recommendation is of Approval.

Conditions: None

Objectors: Thomas Ballard, Lemont - Director of Emergency Management, Ken McCafferty, Village of Lemont Trustee, Steve Rosenthal, Supervisor of Lemont Township (Address:104 Doolin, Lemont, Il), Jeanette Daubaras, 13490 Derby Rd., Lemont, Il., Neal Smith, Lemont Township Attorney (Attorneys at Law: Robbins, Swartz) 631 E. Boughton Rd., Bolingbrook, Il., Rick Moore, 12305 S. New Avenue, Lemont, Il., Paul Kromray, 870 Kromray Rd., Lemont, Il., Rick Admaski, Lemont resident, Joseph Selbka, 1027 E. Grissom Dr., Lemont, Il., Kathy Hendrickson, 1321 Chestnut Crossing, Lemont, Il., John Tomaskovic, 16470 New Avenue, Lemont, Il., John McMahon, 12330 Briarcliffe, Lemont, Il., Dan Merrion, Coldwell Banker, John and Barb Bannon, Lemont resident, Benjamin DeAnda, Fire Marshall, Lemont Fire Protection District, Karen Knack, Lemont Township - Ordinance (10/12/17), Village of Lemont (10/13/17),

History:

Zoning Board Hearing: 9/13/2017

Zoning Board Recommendation date: 10/18/2017

County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/15/2017	1	Zoning and Building Committee	recommend for deferral	Fail
11/15/2017	1	Board of Commissioners	concur with the recommendation of the Zoning and Building Committee to deny application	Pass
11/15/2017	1	Zoning and Building Committee	recommend for disapproval	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

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