



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 22-1901, **Version:** 1

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### **PROPOSED MISCELLANEOUS ITEM OF BUSINESS**

**Department:** Building and Zoning

**Summary:** The Cook County Department of Building and Zoning has received a request for a plat of subdivision of property that lies in the unincorporated Hanover Township within the 15<sup>th</sup> County commissioner District. The subdivision, titled “Elgin Church of Nazarene Resubdivision” is located at 12N171 Berner Drive and approximately 4.54 acres zoned R-3 Single Family Residence District to be subdivided into two (2) parcels. The property a single family residence (lot 1) and a Church building (Lot 2). Each has their own access from the Berner Drive and each with their independent well and septic systems.

The Lot 1 with the Single Family Home has a lot area of 45,745 sq. ft. and a lot width of 119.32 ft. The Lot 2 with the Church property will have a lot area of 152,011 sq. ft. and lot width of 497 ft. and each will conform to the underlying zoning of R-3 Single Family Residence District.

The Department of Public health and Hanover Township Road District have both reviewed the subdivision and have provided their approvals. These letters are attached to this request.

In capacity as the Commissioner of Building and Zoning the plat of subdivision is found to be in conformance with the Cook County Subdivision Manual passed on 4/18/1961 (Res No. 01-R-673, 116-2001), it is recommended that this plat of subdivision be approved by the Cook County Board of Commissioners,

“Elgin Church of Nazarene Resubdivision: Lot 14 in Berner Estates, being a Subdivision of part of the west half of section 8, Township 41 North, Range 9, East of the third Principal Meridian, according to the Plat thereof recorded February 7, 1958 as Document 17129065, in Cook County, Illinois.”