



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	14-2566	Version:	1	Name:	Map Amendment MA-14-0002
Type:	Zoning Board of Appeals Recommendation	Status:		Status:	Approved
File created:	4/14/2014	In control:		In control:	Zoning and Building Committee
On agenda:	5/21/2014	Final action:		Final action:	2/10/2015
Title:	RECOMMENDATION OF THE ZONING BOARD OF APPEALS Request: Map Amendment MA-14-0002, Special Use for Planned Unit Development SU-14-0003 and Variance VA-14-0008 Township: Northfield County District: 14 Property Address: 1677 W. Mission Hills Road, Northbrook, Illinois 60062 Property Description: Subject property is approximately 44 acres. It is located North of Techny Road and West of Western Ave. PIN#s 04-18-200-037-0000. Owner: Chicago Title Land Trust Co. Trust Agreement 5/9/2013 T#8002361908, 10. S. LaSalle Street. Suite 2750 Chicago, Illinois 60601 Applicant: RSD Mission Hills LLC-Red Seal Development Corp. 425 Huel Road, Building 18, Northbrook, Illinois 60062 Current Zoning: P-2 Open Land District Proposed Zoning: R-6 General Residence District Intended use: Planned Unit Development of 137 residential units Map Amendment MA-14-0002 Recommendation Recommendation: ZBA Recommendation that the application be granted. Conditions: None Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing.				

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.

Citation Lake Lake-Lot Owners Association a/k/a Citation Lake Conservation Fund, 3483 Whirlway Drive, Northbrook, Illinois sent a petition of 57 signatures in objection to the proposed applications to the Zoning Board of Appeals on 11/6/2014.

On 12/8/2014, ZBA received written protests by 7 condominium associations immediately adjoining the Subject Property.

On 12/10/2014 ZBA received written protests by 34 unit owners with Mission Hills and 13 homeowners in the surrounding area.

Special Use for Planned Unit Development SU-14-0003 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing.

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike Delmore; Mr. Mark Bazin; Ms. Karen Jump, Mission Hills Openlands; Mr. Gerry Numark, and Clara Boren.)

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Variance VA-14-0008 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing.

Ret. Judge Richard Curry; Ms. Eileen Gamberdino; Ms. Janet Zang; Ms. Sun Lee; Ms. Renee Dutchman; Ms. Sue Adams; Mr. Larry Reese; Ms. Cherie Natenberg; Mr. Al Lever; Mr. Barry Frydberg; Ms. Sally Suther; Ms. Elena Golden; Ms. Nora McAllister; Mr. Merle Lichtenstein; Ms. Marsha Marco; Mr. Wallace Sweet; Mr. Adam Levi; Ms. Sherry Fern; Ms. Kathleen Breener; Mr. Harvey Gordon; Mr. Arnie Hoffman; Mr. Ron Malvin; Mr. Mark Abernathy; Mr. Mark Staller; Ms. Gayle Martinelli; Mr. Mike

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History:

Zoning Board Hearing: 7/9/2014, 7/21/2014, 9/17/2014, 10/8/2014 and 11/10/2014

Zoning Board Recommendation date: 9/17/2014 and 12/15/2014

County Board extension granted: N/A

Sponsors:

Indexes: (Inactive) ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

Code sections:

Attachments: 1. MAP Mission Hills MA-14-02, SU-14-03 & V-14-08, 2. Case# MA-14-0002 SU-14-0003 VA-14-0008-short, 3. CL- Chicago Title Land Trust Co#8002361908, 4. FF Mission Hills MA-14-02, SU-14-03 & V-14-08, 5. FF Addendum to Mission Hills, 6. CL- Addendum to Mission Hills

Date	Ver.	Action By	Action	Result
2/10/2015	1	Zoning and Building Committee	recommend for approval	Pass
2/10/2015	1	Board of Commissioners	approve	Pass
2/10/2015	1	Board of Commissioners	reconsider	Fail
1/21/2015	1	Zoning and Building Committee	recommend for deferral	Pass
1/21/2015	1	Board of Commissioners	defer	Pass
10/8/2014	1	Zoning and Building Committee	returned with no recommendation	Pass
5/21/2014	1	Zoning and Building Committee	recommend to refer	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request:

Map Amendment MA-14-0002, Special Use for Planned Unit Development SU-14-0003 and Variance VA-14-0008

Township:

Northfield

County District:

14

Property Address:

1677 W. Mission Hills Road, Northbrook, Illinois 60062

Property Description:

Subject property is approximately 44 acres. It is located North of Techny Road and West of Western Ave. PIN#s 04-18-200-037-0000.

Owner:

Chicago Title Land Trust Co. Trust Agreement 5/9/2013 T#8002361908, 10. S. LaSalle Street. Suite 2750
Chicago, Illinois 60601

Applicant:

RSD Mission Hills LLC-Red Seal Development Corp. 425 Huel Road, Building 18, Northbrook, Illinois 60062

Current Zoning:

P-2 Open Land District

Proposed Zoning:

R-6 General Residence District

Intended use:

Planned Unit Development of 137 residential units

Map Amendment MA-14-0002 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing.

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Special Use for Planned Unit Development SU-14-0003 Recommendation

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: The Zoning Board of Appeals did receive a petition objecting to the proposed development from Mission Hills M-4 at the 7/21/2014 hearing.

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