



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	16-4487	Version:	1	Name:	SU 16-03 (RB) Resolution Properties, LLC., Thornwood Series
Type:	Zoning Board of Appeals Recommendation	Status:			Approved
File created:	7/15/2016	In control:			Economic Development, Bureau of
On agenda:	8/3/2016	Final action:			8/3/2016
Title:	RECOMMENDATION OF THE ZONING BOARD OF APPEALS Request: Special Use SU16-03 Township: Leyden County District: 16 Property Address: 2300-2318 Mannheim Road, Melrose Park, Illinois Property Description: The Subject Property consists of approximately 1.06 acres located on the West side of Mannheim Road and approximately 60 feet south of Lyndale Avenue corner, Section 32. Owner: RB Resolution Properties, LLC -2115 Thornwood Series, 2221 Camden Court, Oak Brook, Illinois Agent/Attorney: Syed Mateen for Asia Motors, Inc., 8600 Crawford Avenue, Skokie, Illinois Current Zoning: C-4 General Commercial District Intended use: Applicant seeks a Special Use to operate an automobile sales & leasing office. Recommendation: ZBA Recommendation Conditions: Conditions or None Objectors: Objectors or None History: Zoning Board Hearing: 06/08/2016 Zoning Board Recommendation date: 0727/2016 County Board extension granted: xx/xx/yyyy				

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
8/3/2016	1	Board of Commissioners	approve	Pass
8/3/2016	1	Zoning and Building Committee	recommend for approval	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU16-03

Township: Leyden

County District: 16

Property Address: 2300-2318 Mannheim Road, Melrose Park, Illinois

Property Description: The Subject Property consists of approximately 1.06 acres located on the West side of Mannheim Road and approximately 60 feet south of Lyndale Avenue corner, Section 32.

Owner: RB Resolution Properties, LLC -2115 Thornwood Series, 2221 Camden Court, Oak Brook, Illinois

Agent/Attorney: Syed Mateen for Asia Motors, Inc., 8600 Crawford Avenue, Skokie, Illinois

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Special Use to operate an automobile sales & leasing office.

Recommendation: ZBA Recommendation is of Approval with Conditions

Conditions:

1. The Applicant installs additional landscaping around and in front of the lot as stated at the public hearing.
2. The Applicant installs a lighting plan as stated at the public hearing.
3. To the extent the Applicant conducts automotive work at the subject site it will only be cosmetic repair work.

Objectors: None

History:

Zoning Board Hearing: 06/08/2016

Zoning Board Recommendation date: 0727/2016

County Board extension granted: xx/xx/yyyy