



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 16-2730 **Version:** 1 **Name:** MA-16-02 & SU 16-04 Nevada Property LLC.
Type: Zoning Board of Appeals Recommendation **Status:** Filed
File created: 4/14/2016 **In control:** Zoning and Building Committee
On agenda: 12/14/2016 **Final action:** 2/7/2018
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Map Amendment MA 16-02 & Special Use SU 16-04

Township: Leyden

County District: 16

Property Address: 2506, 2514, and 2516 North Mannheim Road, Franklin Park, Illinois 60131

Property Description: The Subject Property consists of approximately 2 acres generally located on the southwest corner of Nevada Street and North Mannheim Road.

Owner: Nevada Property LLC., 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Agent/Attorney: Perry Vietti, Interfaith Housing Development Corporation, 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Current Zoning: C-4 General Commercial District

Intended use: Map Amendment to rezone the Subject Property from its current zoning designation of the C-4 General Commercial District to a proposed zoning designation of the R-8 General Residence District and if granted under the companion Special Use request 16-04 for a Planned Unit Development to allow for the operation of a five story, 68-unit rental apartment building.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: Mr. Joseph Thomas, Leyden Township Supervisor, Mr. Ron Carleson, Mannheim School District 83, Mr. Randy Olinski, 1314 Emerson, Melrose Park, Illinois, Fire Department Trustee, Mr. Sanfilipo, 820 Roberta, Melrose Park, Illinois, neighbor, Mr. Vincent Fiarito, 2316 Wagner, Melrose Park, Illinois, Leyden Township Highway Commissioner, Mr. John Clinger, 12500 Altgeld, Melrose Park, Illinois.

History:

Zoning Board Hearing: 10/5/2016

Zoning Board Recommendation date: 11/16/2016

County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

2/7/2018	1	Zoning and Building Committee	recommend for receiving and filing	Pass
2/7/2018	1	Board of Commissioners	receive and file	
12/14/2016	1	Zoning and Building Committee	recommend for deferral	Pass
12/14/2016	1	Board of Commissioners	defer	
8/3/2016	1	Board of Commissioners	refer to Zoning Board of Appeals	Pass
8/3/2016	1	Zoning and Building Committee	refer to Zoning Board of Appeals	Pass
5/11/2016	1	Zoning and Building Committee	recommend for deferral	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-02 & Special Use SU 16-04

Township: Leyden

County District: 16

Property Address: 2506, 2514, and 2516 North Mannheim Road, Franklin Park, Illinois 60131

Property Description: The Subject Property consists of approximately 2 acres generally located on the southwest corner of Nevada Street and North Mannheim Road.

Owner: Nevada Property LLC., 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Agent/Attorney: Perry Vietti, Interfaith Housing Development Corporation, 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

Current Zoning: C-4 General Commercial District

Intended use: Map Amendment to rezone the Subject Property from its current zoning designation of the C-4 General Commercial District to a proposed zoning designation of the R-8 General Residence District and if granted under the companion Special Use request 16-04 for a Planned Unit Development to allow for the operation of a five story, 68-unit rental apartment building.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: Mr. Joseph Thomas, Leyden Township Supervisor, Mr. Ron Carleson, Mannheim School District 83, Mr. Randy Olinski, 1314 Emerson, Melrose Park, Illinois, Fire Department Trustee, Mr. Sanfilipo, 820 Roberta, Melrose Park, Illinois, neighbor, Mr. Vincent Fiarito, 2316 Wagner, Melrose Park, Illinois, Leyden Township Highway Commissioner, Mr. John Clinger, 12500 Altgeld, Melrose Park, Illinois.

History:

Zoning Board Hearing: 10/5/2016

Zoning Board Recommendation date: 11/16/2016

County Board extension granted: N/A