



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	17-1341	Version:	1	Name:	MA 16-06 & V 16-41 Brookside Venture LLC 455-577 Waukegan Road, Northbrook, Illinois 60062
Type:	Zoning Board of Appeals Recommendation	Status:			Denied
File created:	1/23/2017	In control:			Zoning and Building Committee
On agenda:	2/8/2017	Final action:			3/8/2017
Title:	RECOMMENDATION OF THE ZONING BOARD OF APPEALS Request: Map Amendment MA 16-06 & Variation V 16-41 Township: Northfield County District: 14 Property Address: 455-577 Waukegan Road, Northbrook, Illinois 60062 Property Description: The Subject Property consists of 0.14 acre located on the northeast corner of Waukegan Road and I-94 (Eden's Expressway) in Section 04. Owner: Brookside Venture, LLC., 564 S. Washington Street, Suite 200 Naperville, Illinois 60540 Agent/Attorney: The Lamar Companies, 500 N. Michigan Ave, Suite 2200, Chicago, Illinois 60611 Current Zoning: C-4 General Commercial District Intended use: Applicant seeks a Map Amendment to rezone a portion of the Subject Property from its current zoning designation of C-4 General Commercial District to a proposed zoning designation of the I-1 Restrictive Industrial District to construct a bill board, and a request for a variance. The variance request is to (1) increase the height of a proposed monopole billboard sign from the maximum allowed 40 feet to a proposed 52 feet and (2) to reduce the distance from the Forest Preserve property lot line from the minimum required 500 feet to a proposed 304 feet. Recommendation: ZBA Recommendation is of Denial Conditions: None Objectors: Tom Poupard, the Director of Development and Planning Services for the Village of Northbrook, Kenneth Smith, Glenbrook Sanitary District and Salvatore W. Gaeta, Glenbrook Sanitary District President. History: Zoning Board Hearing: 11/16/2016 Zoning Board Recommendation date: 1/18/2017 County Board extension granted: N/A				

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:**Attachments:**

Date	Ver.	Action By	Action	Result
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3/8/2017	1	Board of Commissioners	disapprove	Pass
3/8/2017	1	Zoning and Building Committee	recommend for disapproval	Pass
2/8/2017	1	Zoning and Building Committee	recommend for deferral	Pass

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-06 & Variation V 16-41

Township: Northfield

County District: 14

Property Address: 455-577 Waukegan Road, Northbrook, Illinois 60062

Property Description: The Subject Property consists of 0.14 acre located on the northeast corner of Waukegan Road and I-94 (Eden's Expressway) in Section 04.

Owner: Brookside Venture, LLC., 564 S. Washington Street, Suite 200 Naperville, Illinois 60540

Agent/Attorney: The Lamar Companies, 500 N. Michigan Ave, Suite 2200, Chicago, Illinois 60611

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Map Amendment to rezone a portion of the Subject Property from its current zoning designation of C-4 General Commercial District to a proposed zoning designation of the I-1 Restrictive Industrial District to construct a bill board, and a request for a variance. The variance request is to (1) increase the height of a proposed monopole billboard sign from the maximum allowed 40 feet to a proposed 52 feet and (2) to reduce the distance from the Forest Preserve property lot line from the minimum required 500 feet to a proposed 304 feet.

Recommendation: ZBA Recommendation is of Denial

Conditions: None

Objectors: Tom Poupard, the Director of Development and Planning Services for the Village of Northbrook, Kenneth Smith, Glenbrook Sanitary District and Salvatore W. Gaeta, Glenbrook Sanitary District President.

History:

Zoning Board Hearing: 11/16/2016

Zoning Board Recommendation date: 1/18/2017

County Board extension granted: N/A