



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 19-5529      **Version:** 1      **Name:** SU 19-02 Jose Juan Alvarez  
**Type:** Zoning Board of Appeals Recommendation      **Status:** ZBA Application Denied  
**File created:** 9/9/2019      **In control:** Zoning and Building Committee  
**On agenda:** 9/25/2019      **Final action:** 9/26/2019  
**Title:** RECOMMENDATION OF THE ZONING BOARD OF APPEALS  
Request: Special Use SU 19-02

Township: Leyden

County District: 16

Property Address: 2222 N. Mannheim Road, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately 0.173 acres and is generally located on the southwest corner of Mannheim Road and Palmer Avenue, in Section 32.

Owner: Juan Alvarez, 2144 Scott, Melrose Park, IL 60164

Agent/Attorney: Peralta Car Sales & Repair Inc., 2222 N. Mannheim Road, Melrose Park, IL 60164.  
Brendan Shiller Esq., Shiller Preyar Law Offices, 601 S California Chicago, Illinois 60612.

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks to operate a retail used car dealership.

Recommendation: ZBA Recommendation of Denial

Conditions: None

Objectors: Village of Northlake  
Leyden Township

History:  
Zoning Board Hearing: 5/1/2019 and 7/10/2019  
Zoning Board Recommendation date: 9/4/2019  
County Board extension granted: N/A

### Sponsors:

**Indexes:** JAMES WILSON, Secretary, Zoning Board of Appeals

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
9/26/2019	1	Board of Commissioners	concur with the recommendation of the Zoning and Building Committee to deny application	Pass
9/25/2019	1	Zoning and Building Committee	recommend to concur with the recommendation of the ZBA to deny application	Pass

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

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