



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 16-1178, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU-15-08

Township: Elk Grove

County District: 9

Property Address: 1200 Dempster Street, Mount Prospect, Illinois

Property Description: The parcel is located on the southeast corner of Dempster Street and Linneman Road.

Owner: United Airlines, Inc., Corp. Real Estate

Agent/Attorney: Scott Linn Esq., Law Office of Scott J. Linn, 711 Pintail Street, Deerfield, Illinois.

Current Zoning: C-7 Office/Research Park District

Intended use: Applicant seeks to operate a parking facility for trucks, other on-road vehicles and trailer trucks over 1.5 tons.

Recommendation: ZBA Recommendation is to Approve with Conditions

Conditions: Conditions are as follows:

- 1) Applicant to prohibit truck drivers from sleeping in trucks or otherwise on Subject Property.
- 2) Applicant to secure dumpster area such that only Applicant's personnel shall have access to it.
- 3) Applicant to prohibit trucks from idling on the Subject Property in excess of 10 minutes.
- 4) Applicant to install one or more security cameras on Subject Property.
- 5) Applicant to maintain personnel on Subject Property 24 hours a day, seven days a week.
- 6) Applicant to promptly repair and/or remediate any damage to asphalt on the Subject Property.
- 7) Applicant to install a vinyl mesh screening around perimeter of the entire Subject Property to block truck headlights from shining on residential properties.
- 8) Applicant to post a sign on the exterior portion of the electronic gate at its northern-most entry/exit point on Linneman Road which will read: "DO NOT ENTER".
- 9) Applicant to direct all truck traffic towards the Subject Property's southern-most entry/exit access point also located

on Linneman Road and post a sign on the interior portion of the electronic gate which will state: "NO RIGHT TURNS ALLOWED".

- 10) Applicant to install an electronic gate at the at the southern-most exit/entry access point which is located on Linneman Road.
- 11) Applicant shall install porto-lets, dumpsters and a security trailer in conformance with the Site Plan presented to the Village of Mount Prospect on 12/10/2015.
- 12) Applicant to prohibit loading or unloading of trucks and any deliveries to the Subject Property.

Objectors: On 11/23/2015, the ZBA received from the Village of Mount Prospect a formal written Protest objecting to the granting of the Special Use.

History:

Zoning Board Hearing: 11/4/2015

Zoning Board Recommendation date: 1/6/2016

County Board extension granted: N/A