



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 16-2730, **Version:** 1

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### **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